

Applicant Submission

2023 August 18



Elkay Developments is proposing a new development at 949 77 ST SW (Plan 8810945, Block 1, Lot 1). The Land Use Redesignation and Outline Plan application (LOC2022-0123) was approved July 25, 2023, which redesignated the subject lands from DC 12Z96 to R-1s & R-G to accommodate approximately 29-36 single family residential lots.

On the east side of the site is 77th ST SW. The current 77th ST right-of-way in this location is wider than the typical collector standard of 21.0 metres and is currently 25.95 metres wide. The bulk of this extra space lies on the west side of the road. Through our review with DART, it has been identified by City administration that the 3.80 m strip (0.04 ha) on the west side of 77th ST SW is surplus and not needed for the functioning of 77th ST SW.

Therefore, Elkay Developments proposes to purchase this strip of surplus road ROW so that it can be consolidated into the adjacent development site. The addition of these lands would provide for wider lots, but not necessarily add to the density or overall number of lots.

This application proposes to designate the road closure area as R-G to match the newly approved land use on the Elkay lands, which is immediately adjacent to the 77th ST road ROW.

The road closure and consolidation will reduce the amount of area the City would need to maintain and provide the City with additional revenue and long-term property tax revenue on land that would otherwise sit as unused surplus land in perpetuity. The subject land area presently has limited value to the City and if left as is will continue to offer little benefit to the City, while carrying an on-going maintenance and liability burden. Although this parcel is not critical to the proposed LOC application, it does however present an improved outcome for both parties.