

Planning and Development Services Report to
Calgary Planning Commission
2023 July 06

ISC: UNRESTRICTED
CPC2023-0674
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Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1324 – 8 Avenue SE, LOC2023-0020

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.006 hectares ± (0.01 acres ±) of road (Plan 2311017, Area 'A') adjacent to 1324 – 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.006 hectares ± (0.01 acres ±) of closed road adjacent to 1324 – 8 Avenue SE (Plan 2311017, Area 'A') from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 6:

That Council:

1. Give three readings to **Proposed Bylaw 7C2023 for the** closure of 0.006 hectares ± (0.01 acres ±) of road (Plan 2311017, Area 'A') adjacent to 1324 – 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 137D2023** for the redesignation of 0.006 hectares ± (0.01 acres ±) of closed road adjacent to 1324 – 8 Avenue SE (Plan 2311017, Area 'A') from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application proposes to close a portion of road right-of-way (public rear lane) and redesignate it to Residential – Contextual One / Two Dwelling (R-C2) District.
- The proposal would accommodate redevelopment on the adjacent parcel without compromising the use of the adjoining lane and public open space that was a previously closed road right-of-way.
- What does this mean to Calgarians? This proposal facilitates redevelopment of the existing parcel while preserving two mature trees adjoining the rear lane.
- Why does this matter? The proposal meets the city's overall goals to preserve green spaces and mature trees while providing for creative solutions in facilitating redevelopment of an inner city residential parcel.
- A development permit application has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application was submitted on 2023 January 24 by Vicki Benoit, the current landowner of the adjacent residential parcel seeking to purchase the closed portion of the lane to facilitate redevelopment on this parcel. The applicant submission (Attachment 3) indicates that the road closure is intended to accommodate future

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redevelopment for a single-detached dwelling with vehicular access to the existing public lane, without compromising two existing matures trees.

The 0.006 hectare (0.1 acre) portion of road right-of-way to be closed (Attachment 4) is in the southeast community of Inglewood, within a public open space adjoining a public lane servicing the immediate residential properties fronting 8 Avenue SE, between 12 Street SE and 13 Street SE. This area would then be consolidated with the adjacent parcel at 1324 – 8 Avenue SE.

A development permit application has not been submitted at this time. A detailed planning evaluation of the road closure and land use amendment application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public/interested parties and the community association was appropriate. The applicant conducted public outreach (Attachment 5) by mailing out letters to the Inglewood Community Association, the Ward 9 Councillor's office and hand delivering copies to neighbourhood homes. The applicant indicates no party responded to this letter.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

No public letters were received by Administration. The Inglewood Community Association did not provide a letter to Administration.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted onsite and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal will allow for a more efficient use of land and infrastructure and provide opportunities for a wider range of housing types that may better accommodate the needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The closure of the road right-of-way and consolidation with adjacent property would enable more efficient use of existing infrastructure and services

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. Applicant Submission
4. Registered Road Closure Plan
5. Applicant Outreach Summary
6. **Proposed Bylaw 7C2023**
7. **Proposed Bylaw 137D2023**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform