

**Road Closure and Land Use Amendment in West Springs (Ward 6) adjacent to
 949 – 77 Street SW, LOC2023-0103**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.04 hectares \pm (0.09 acres \pm) of road (Plan 2311546, Area 'A'), adjacent to 949 – 77 Street SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) of closed road (Plan 2311546, Area 'A'), adjacent to 949 – 77 Street SW from Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 21:**

That Council:

1. Give three readings to **Proposed Bylaw 9C2023 for the** closure of 0.04 hectares \pm (0.09 acres \pm) of road (Plan 2311546, Area 'A'), adjacent to 949 – 77 Street SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 212D2023** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) of closed road (Plan 2311546, Area 'A'), adjacent to 949 – 77 Street SW from Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R G) District.

HIGHLIGHTS

- This application proposes to close a portion of road right-of-way and redesignate it to Residential – Low Density Mixed Housing (R-G) District.
- The proposal would facilitate consolidation and redevelopment of low-density development within the adjacent parcel to the west which aligns with the *Municipal Development Plan* (MDP) and the *West Springs Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will support the redevelopment of an existing parcel.
- Why does this matter? This would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- Council approved a land use redesignation to Residential – One Dwelling (R-1s) District and R-G District on the adjacent parcel on 2023 July 25.

DISCUSSION

This road closure and land use amendment application in the southwest community of West Springs was submitted by Arcadis Professional Services on behalf of the landowner, The City of Calgary, on 2023 April 19. As noted in the Applicant Submission (Attachment 3), the intent is to redesignate and close a 0.04-hectare portion of road right-of-way (Attachment 4) which will then be consolidated with the adjacent property to the west. This portion of road-right-of-way was

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included within the initial submission for the adjacent parcel's outline plan; however, it was removed due to timeline impacts (i.e., discussions with the City's Real Estate and Development Services department and registration of the road closure with Alberta Land Titles). The adjacent property received approval from Calgary Planning Commission on 2023 June 08 for an outline plan to facilitate a residential development (29 to 36 units) and approval by Council for a land use redesignation (R-G and R-1s Districts) on 2023 July 25 (LOC2022-0123). The consolidation will have no impact on the approved outline plan and is simply to facilitate flexibility for future residential lot design.

Administration has confirmed that the proposed closure area is surplus and not needed for the functioning of 77 Street SW. No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the West Springs/Cougar Ridge Community Association (CA), the local Ward Councillor and adjacent property owners to discuss the application. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition included concerns around an increase in traffic and congestion.

The West Springs/Cougar Ridge CA replied to Administration's standard circulation form and indicated no objection. The Community Association did not provide an additional response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

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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.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed road closure and land use amendment would enable more efficient use of existing infrastructure and services and facilitate consolidation with the adjacent property and the development of residential dwelling units.

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 9C2023**
7. **Proposed Bylaw 212D2023**
8. **CPC Member Comments**
9. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform