

Road Closure and Land Use Amendment in Osprey Hill (Ward 1) at 221 – 101 Street SW, LOC2023-0241

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.23 hectares \pm (0.57 acres \pm) of road (Plan 2410986, Area 'A', 'B', 'C', 'D', 'E', 'F' and 'G'), adjacent to 221 – 101 Street SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.82 hectares \pm (4.50 acres \pm) located at 221 – 101 Street SW and the closed road (Portion of Plan 7911036, Block 1; Plan 2410986, Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G') from Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District.

HIGHLIGHTS

- This application seeks to allow for a variety of multi-residential development forms with medium height and medium density. In addition, it seeks to close a portion of road and redesignate a section of it to allow for consolidation with the adjacent property to the south.
- The proposed Multi-Residential – Medium Profile (M-2) District on the site would allow for apartment buildings and is in keeping with the *Municipal Development Plan* (MDP) and the *Calgary West Area Structure Plan (Revised)* (ASP).
- What does this mean to Calgarians? This application would allow for additional residential development and increased diversity of housing opportunities in an area close to a transportation corridor and regional amenities.
- Why does this matter? The proposal would enable residential growth in the community of Osprey Hill and provide opportunities for residents and nearby commercial and recreational uses to thrive.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the southwest community of Osprey Hill, was submitted by B&A Studios on behalf of the landowner, Homes By Avi (BVX) Inc., on 2023 August 23. Initially, the application was to redesignate the 1.82-hectare site only. However, following feedback from Administration through the applicant's concurrent Road Closure Miscellaneous Plan application (MPL2024-0002), no road can be closed except by bylaw, including the assignment of a land use designation to a newly created road closure parcel. The applicant has since amended the application on 2024 February 22 to include the proposed 0.23-hectare road right-of-way (Attachment 3).

As indicated in the Applicant Submission (Attachment 4), the intent of the application is to allow for additional multi-residential development on land that was initially envisioned for a storm water retention pond and low-density housing forms. Relevant studies including the applicable jurisdictional level of approvals have been conducted to determine that the storm water retention pond is no longer required. The proposed M-2 District would allow for apartment buildings at a maximum building height of 16.0 metres (about four to five storeys), a maximum building floor area of approximately 54,600 square metres and a minimum of 109 dwelling units.

The approximately 0.23-hectare (0.57-acre) portion of road to be closed adjacent to the south side of 1 Avenue SW is surplus to The City's land requirement. The subject road (1 Avenue SW) is a modified urban boulevard but is currently wider than the required road width by approximately 5.0 metres on both sides of the street. With the closure of portions of 1 Avenue SW, the road width will meet The City's requirement of 30.0 metres for a modified urban boulevard.

The proposed land use and road closure aligns with the outline plan associated with the subject site (LOC2019-0112, approved by Council on 2021 September 13).

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 sent emails with the project information to the Valley Ridge and Crestmont community associations and the Ward 1 Councillor office. The applicant also sent the project information through email to neighbouring parcels located within a 750-metre radius of the subject site. The Applicant Outreach Summary can be found in Attachment 5.

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City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to external partners, notice posted on site and published [online](#).

There is currently no community association for Osprey Hill as it a developing community and it has not yet been formed. Administration contacted the adjacent community associations of Valley Ridge and Crestmont to request for comments but they did not provide a response. Administration did not receive any comments from the public regarding this application. 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.

IMPLICATIONS

Social

This application would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The proposed application also ensures the continued public use, access and enjoyment of 1 Avenue SW.

Environmental

This application does not include 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 application would allow for residential growth in a developing community and provide opportunities for residents and nearby commercial and recreational uses to thrive.

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. Registered Road Closure Plan
4. Applicant Submission
5. Applicant Outreach Summary

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform