

Road Closure and Land Use Amendment in Bowness (Ward 1) at 6939 – 32 Avenue NW, LOC2022-0125

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.06 hectares \pm (0.15 acres \pm) of road (Plan 2410316, Area 'A'), adjacent to 6939 – 32 Avenue NW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 6939 – 32 Avenue NW and the closed road (Plan 6478FN, Lots A and B; Plan 2410316, Area 'A') from Direct Control (DC) District and Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MARCH 21:

That Council:

1. Give three readings to **Proposed Bylaw 3C2024 for the** closure of 0.06 hectares \pm (0.15 acres \pm) of road (Plan 2410316, Area 'A'), adjacent to 6939 – 32 Avenue NW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 150D2024** for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 6939 – 32 Avenue NW and the closed road (Plan 6478FN, Lots A and B; Plan 2410316, Area 'A') from Direct Control (DC) District and Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 March 21:

"7.2.12 Road Closure and Land Use Amendment in Bowness (Ward 1) at 6939 – 32 Avenue NW, LOC2022-0125, CPC2024-0263

The following documents were distributed with respect to Report CPC2024-0263:

- Revised Attachment 1; and
- A presentation entitled "LOC2022-0125 / CPC2024-0263 Road Closure & Land Use Amendment".

HIGHLIGHTS

- This application seeks to close a portion of road and redesignate land to allow for consolidation with the adjacent property to the east and the expansion of an auto service business.
- The proposed Industrial – Commercial (I-C) District allows for light industrial and commercial uses that aligns with the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The application would allow for the expansion of an existing business that can support employment opportunities.

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- Why does this matter? The proposal will provide business opportunities and aligns with Calgary's role in supporting the current demand for industrial employment.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by Global Raymac Surveying and Engineering on behalf of the landowners, 2261581 Alberta Limited (John Dumont) and The City of Calgary on 2022 July 13. Initially, this submission was to apply the existing land use district of the adjacent parcel (Direct Control Bylaw 97Z2006) to the undesignated road right of way. However, following feedback from Administration that a land use district based on a superseded land use bylaw (Bylaw 2P80) could not be supported, the applicant has since amended the application on 2023 July 10 to apply a land use district under the current land use bylaw in force (Bylaw 1P2007).

The intent of the application is to close the portion of 69 Street NW identified on the Registered Road Plan (Attachment 3) and to consolidate it with 6939 – 32 Avenue NW. No subdivision application has been submitted at this time. As noted in the Applicant Submission (Attachment 4), the road closure and land use amendment will expand the auto service operations of the adjacent parcel to the east (municipally addressed as 6931 – 32 Avenue NW) to the subject lands.

The 0.06-hectare (0.15-acre) portion of 69 Street NW to be closed is surplus to The City's land requirement. With the closure of the road, a public pathway will be available and aligned along the west of the proposed closure. This pathway will accommodate a 3.0 metre boulevard to form part of the city's Always Available for All Ages & Abilities (5A) Network.

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 Bowness Community Association (CA), and subsequently attended a CA meeting to present the proposed land use change and road closure application. The Applicant Outreach Summary can be found in Attachment 5.

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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. No public comments were received at the time of writing this report.

The CA replied to Administration's standard circulation form on 2023 August 17 (Attachment 6), enquiring about details of the proposed project. Administration responded noting the intent of the application explained above. The CA, after meeting with the applicant and obtaining additional information about the proposed project, provided a letter of support on 2023 November 13 (Attachment 6).

Administration considered the relevant planning matters specific to the application and determined the proposal to be appropriate. The I-C District will enable less intensive commercial and industrial uses on the parcel that will be compatible with surrounding industrial and commercial uses. The site design and layout, including setbacks, onsite parking and waste management will be reviewed at the future development permit application stage.

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 enable the expansion of uses within the industrial sector and provide for a range of job opportunities. The proposed application also ensures the continued public use, access, and enjoyment of a future pathway connecting to open spaces in Bowness.

Environmental

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

Economic

This application would allow for additional light industrial development to occur on the subject parcels which were previously under-utilized. The proposal will increase the employment uses in the area and make more efficient use of infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. Registered Road Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
- 7. Proposed Bylaw 3C2024**
- 8. Proposed Bylaw 150D2024**
- 9. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform