

Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.04 acres \pm) of road (Plan 2410985, Area 'A'), adjacent to 3816 Edison Crescent SW, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.04 acres \pm) of closed road (Plan 2410985, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to close a portion of road and redesignate road closure area to Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with subject site at 3816 Edison Crescent SW.
- The proposal is consistent with the designation of the adjacent site, which would allow for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed road closure and land use redesignation would allow the landowner to acquire the road closure land, discourage encampment and continue to maintain the landscaping.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application in the southwest community of Elbow Park was submitted by Suburbia Designs Co. Ltd. on behalf of the landowner, The City of Calgary and the adjacent landowners, Scott White and Jill White, on 2023 June 27. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), their intent is to acquire the road closure land, discourage encampment and continue to maintain the landscaping.

The 0.02 hectare \pm (0.04 acre \pm) site is on the north side of Edison Crescent SW and shared west and east boundaries with the adjacent parcels where two single-detached dwellings are located. The site is well served by public transit, and is close to a number of bus stops, local parks and schools.

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

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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 held a meeting with the Elbow Park Community Association to discuss the application. The applicant further consulted with the adjacent neighbours and neighbours across the street from the subject site to collect their input. 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 that was neither in support nor opposition with a request that no permanent structures will be erected on the subject site.

The Elbow Park Community Association (CA) also provided a letter (Attachment 6) that was neither in support nor opposition with the following recommendations:

- no permanent structures will be erected on the subject site;
- preserve and maintain the current landscaping;
- only a four-foot wrought iron fence to be constructed to not obstruct the view of the river; and
- maintain the access to the utility right-of-way.

Based on the communications during the review process, the applicant has acknowledged the CA recommendations above. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

The proposed road closure and land use redesignation would allow for more dwelling units than what can be developed under the current subdivision pattern. The proposed change may better accommodate the housing 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*. 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 proposal land use and road closure would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform