

Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 43 New Street SE, LOC2024-0114

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.006 hectares \pm (0.015 acres \pm) of road (Plan 2411632, Area 'A'), adjacent to 43 New Street SE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.006 hectares \pm (0.015 acres \pm) of closed road (Plan 2411632, 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 the City's right-of-way and designate that closure area to Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with the adjacent parcel (43 New Street SE) to the north.
- 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 aligns with the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- 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 R-CG District 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.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Inglewood, was submitted by Global Raymac Surveying and Engineering on behalf of the landowners, The City of Calgary, on 2024 April 17. Attachment 3 outlines the 0.006 hectare portion of road right-of-way to be redesignated and closed through the Registered Road Closure Plan. The Applicant Submission (Attachment 4) indicates that the closed road right-of-way would be consolidated with the adjacent parcel to allow for future development. No development permit has been submitted at this time.

The approximately 0.006 hectares (0.015 acres) area is located at the intersection of 14 Street SE and St. Monica Avenue SE and shares a northern boundary with the adjacent parcel, 43 New Street SE. The property at 43 New Street SE is currently developed with a single-detached dwelling unit, and the subject closure area currently sits vacant with undeveloped green space. The surrounding context is comprised primarily of other single-detached dwellings. A public pathway runs along the south edge of the proposed road closure area and is designated the Special Purpose – Community Service (S-CS) District, along with adjacent public park spaces

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along this path which connects to the nearby Nellie Breen Park to the south. The site is served by transit via Route 1 (Bowness/Forest Lawn) and Route 101 (Inglewood).

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 road closure and 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 and spoke directly with adjacent neighbours. 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, noticed posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received no letters of opposition nor support from the public. The Inglewood Community Association indicated they were in general support of the application on 2024 June 11 and did not provide specific comments.

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

IMPLICATIONS

Social

The proposed road closure and land use amendment would allow for the expansion of the developable area and the proposed change may better accommodate the housing 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.

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Economic

The proposed 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. Proposed Road Closure Conditions
- 3. Registered Road Closure Plan
- 4. Applicant Submission
- 5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform