



Public Hearing of Council

Agenda Item: 7.2.12



LOC2024-0114 / CPC2024-0951

Road Closure & Land Use Amendment

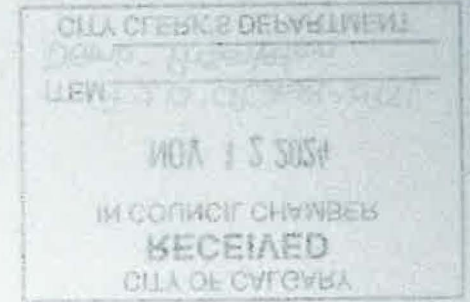
November 12, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.12 CPC2024-0951
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 13C2024** for the 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 **Proposed Bylaw 272D2024** 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.





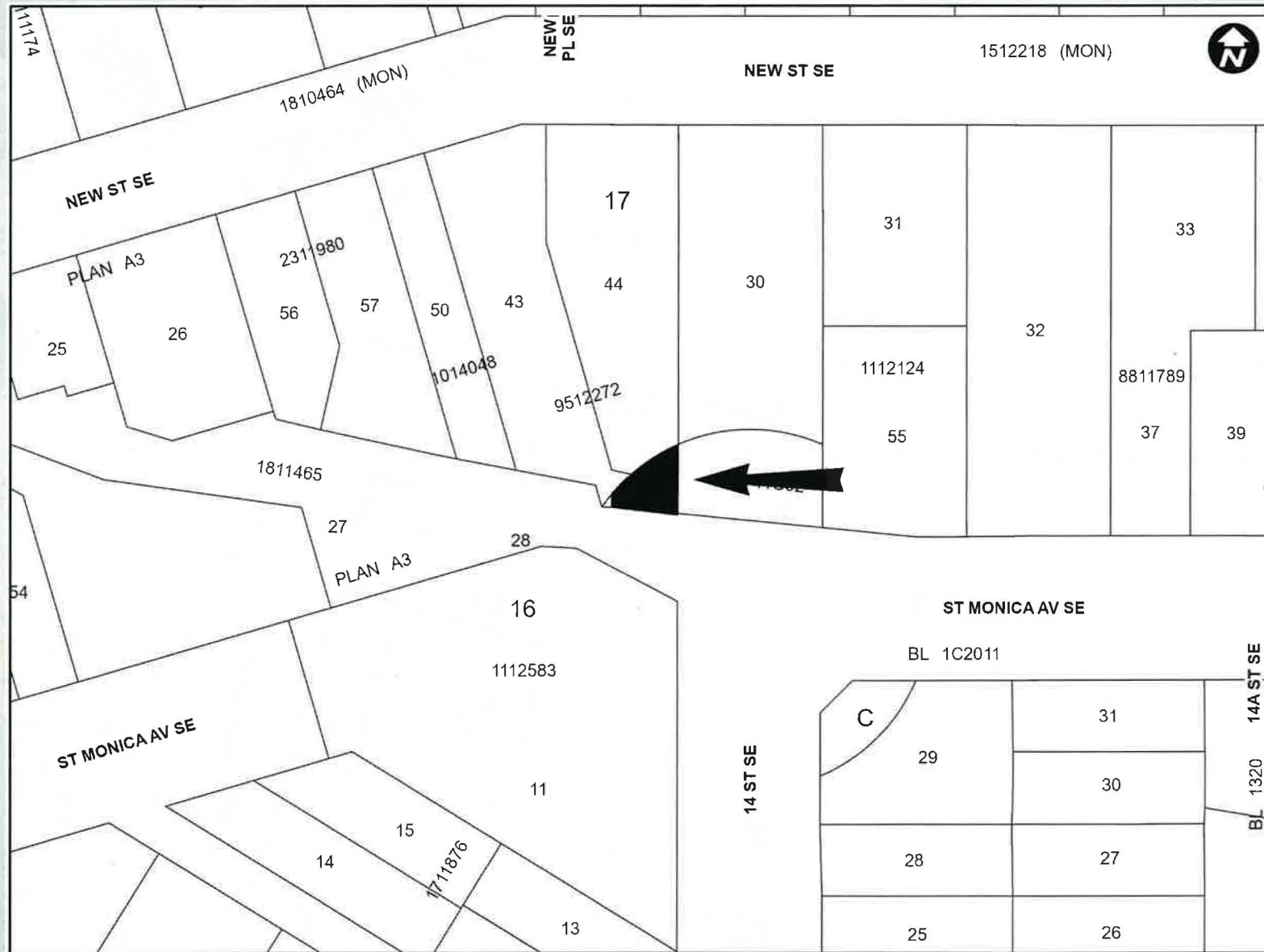
LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

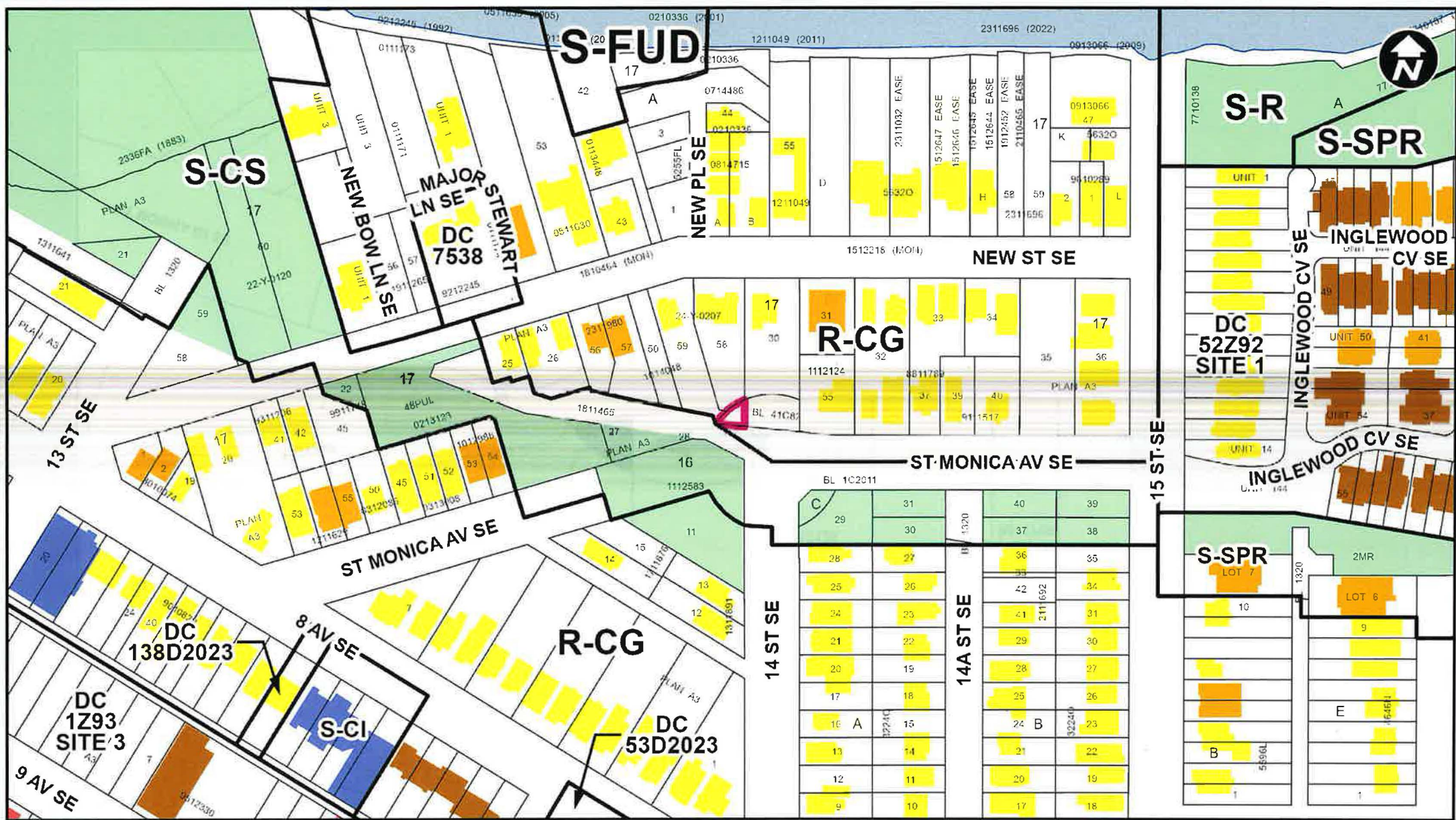


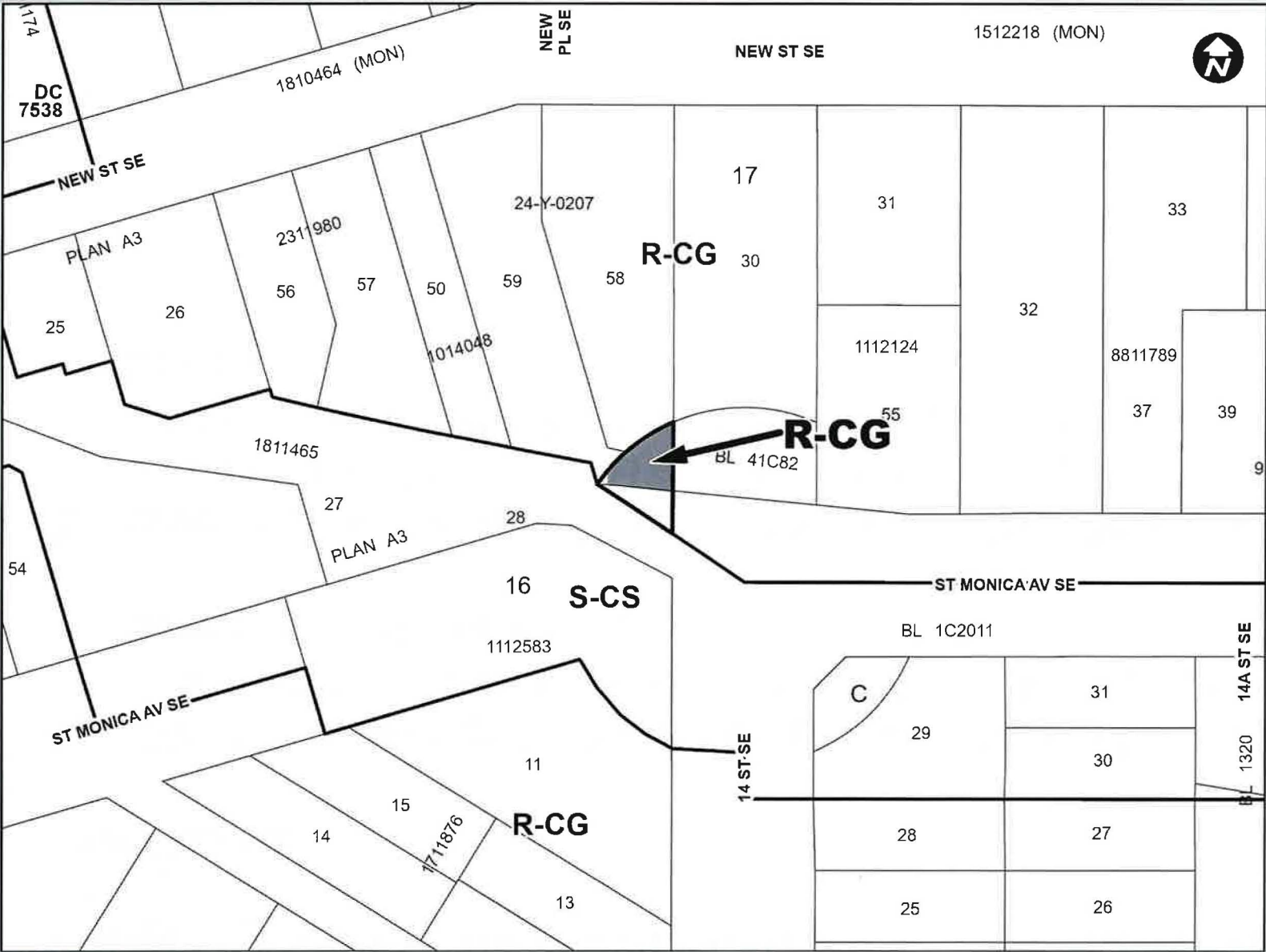
Parcel/Closure
Area Size:

0.006 ha



- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Up to 5 dwelling units after consolidation with adjacent parcel
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use

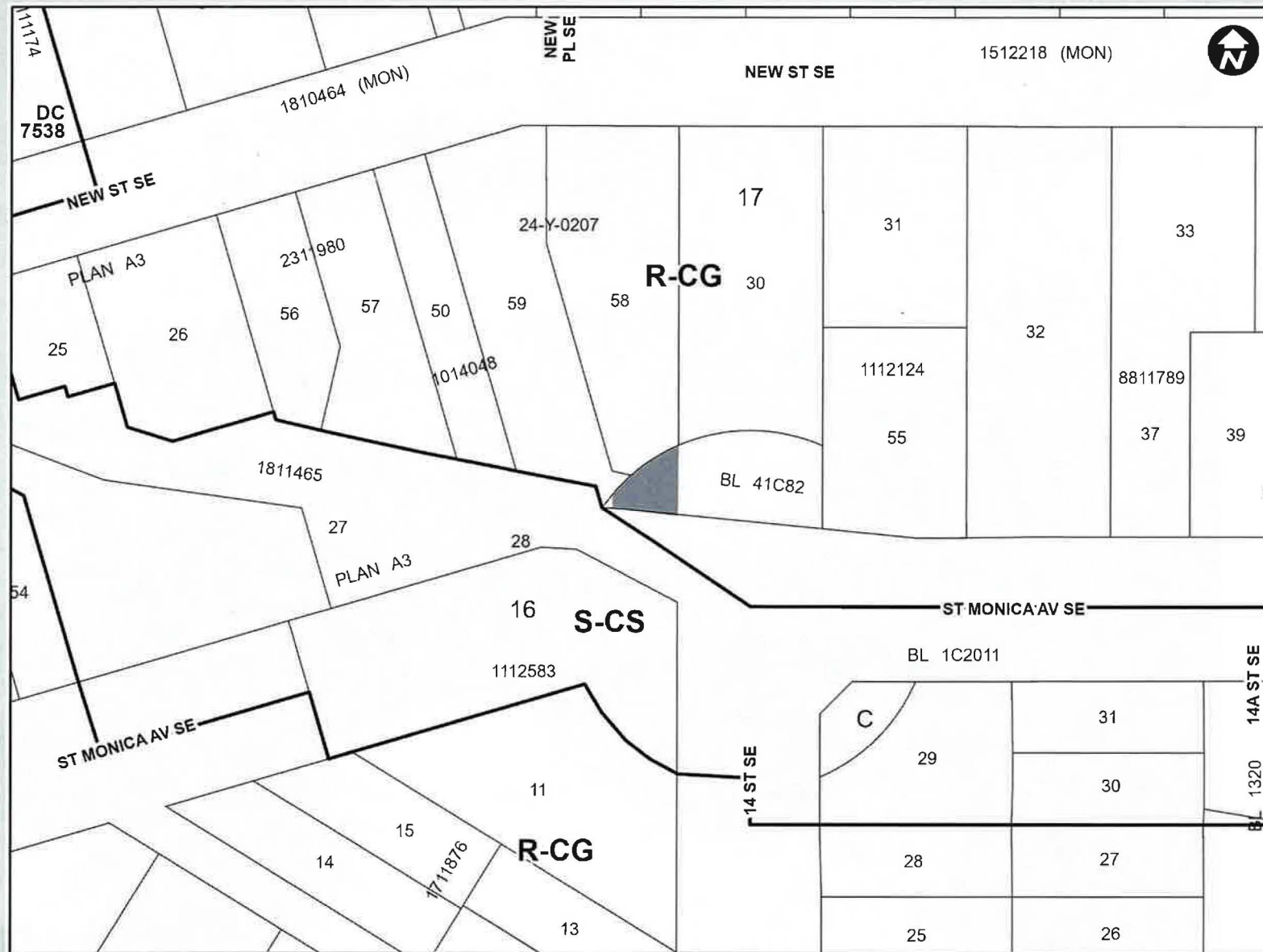
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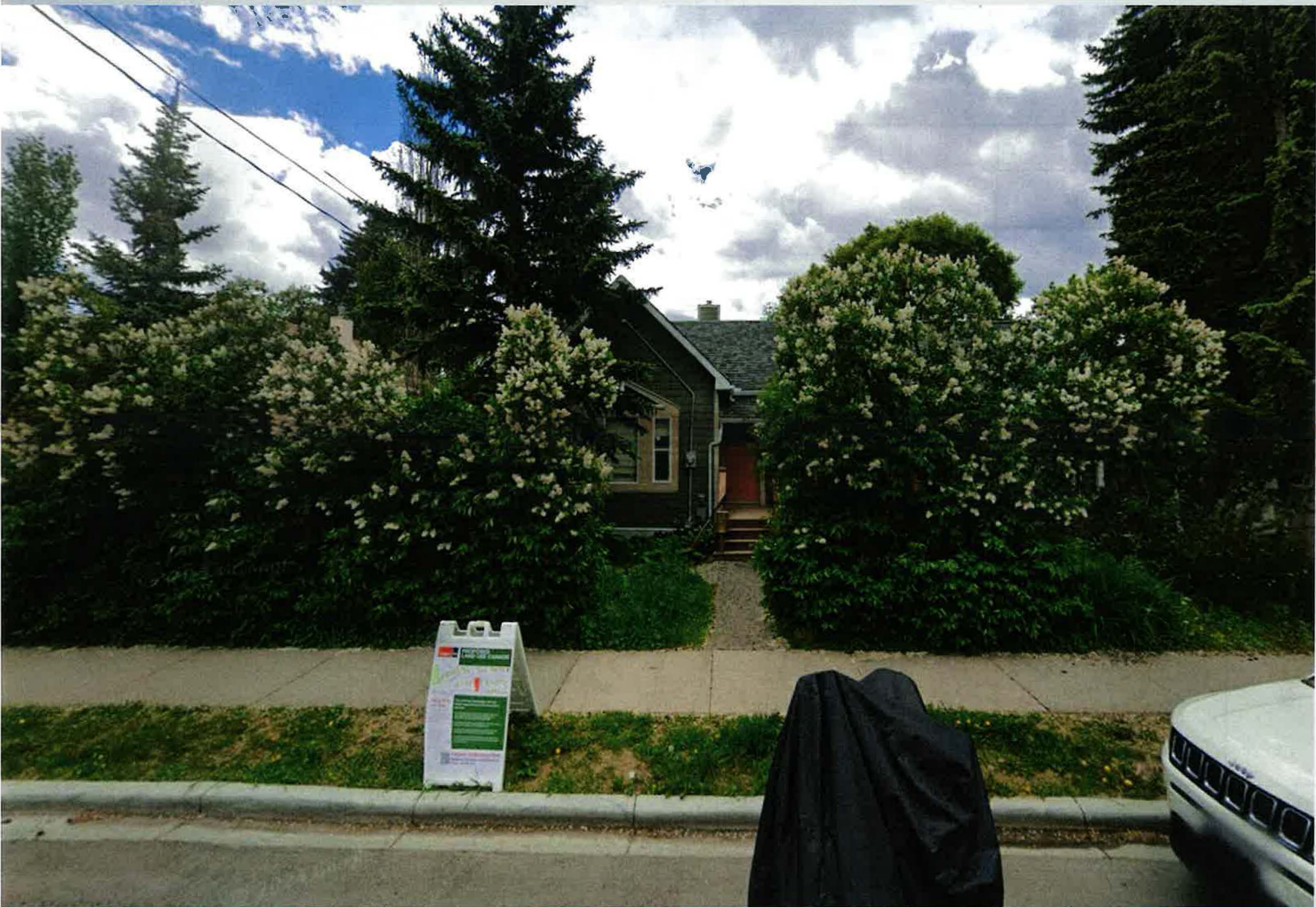
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Supplementary Slides

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands, through Alberta Land Titles.





View from the front of the property (New Street SE)



View from the rear lane,
depicting the subject closure
area