

**ROAD CLOSURE AND LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,
NORTH OF CANADIAN PACIFIC RAILWAY
BYLAWS 13C2017 AND 378D2017**

Item # 8.1.9

MAP 14SE

EXECUTIVE SUMMARY

This application is to close a portion of the road adjacent to 6915 - 108 Avenue SE and redesignate the closed road from undesignated road right-of-way to Industrial – General (I-G) District.

The subject road closure area is presently used as a parking area for the adjacent land owner through a License of Occupation. The City of Calgary Real Estate and Development Services is in negotiations with the adjacent land owner to close and purchase the subject road right-of-way for consolidation with 6915 - 108 Avenue SE.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION'S RECOMMENDATION

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 13C2017 and 378D2017; and

1. **ADOPT** the proposed closure of 0.36 hectares \pm (0.89 acres \pm) of road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 13C2017.
3. **ADOPT** the proposed redesignation of 0.36 hectares \pm (0.89 acres \pm) of closed road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE from Undesignated Road Right-of-Way **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 378D2017.

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REASONS FOR RECOMMENDATION

The proposed land use redesignation of Industrial – General (I-G) District is consistent with the adjacent lands, and access to all existing utilities will be maintained via an easement or utility right-of-way.

ATTACHMENTS

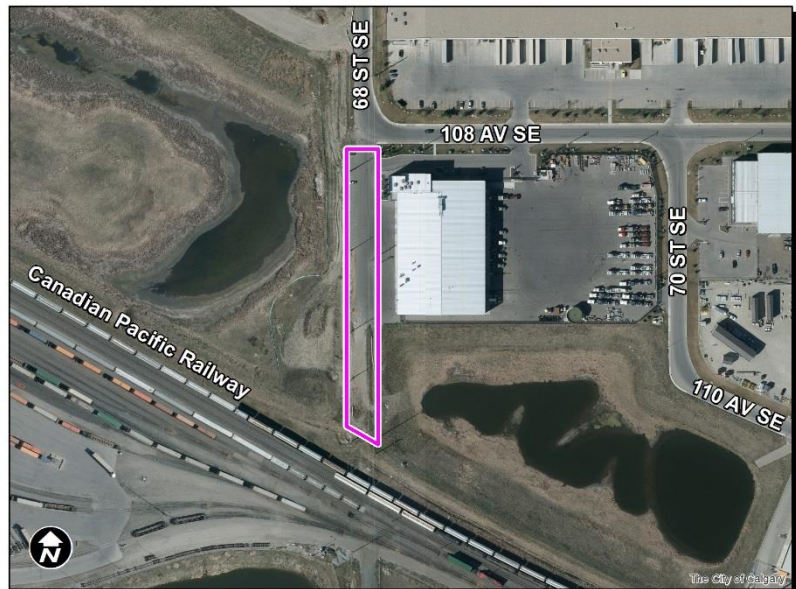
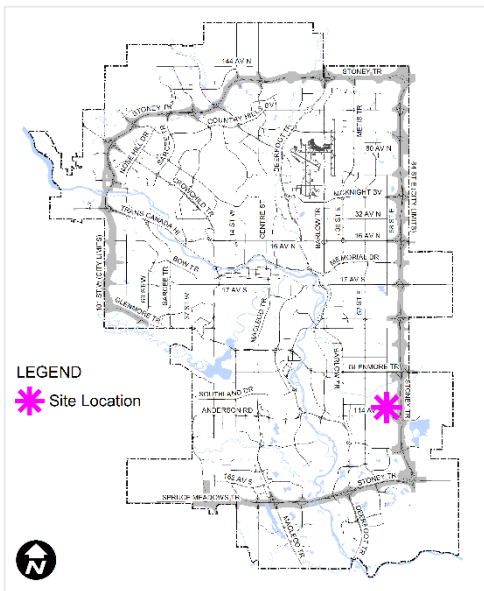
1. Proposed Bylaw 13C2017
2. Proposed Bylaw 378D2017

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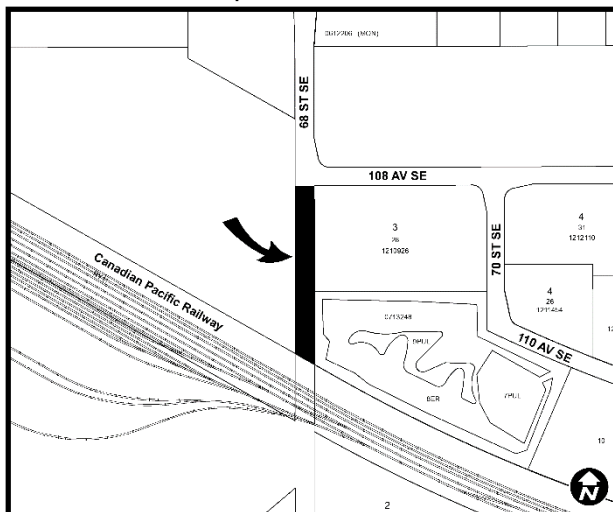
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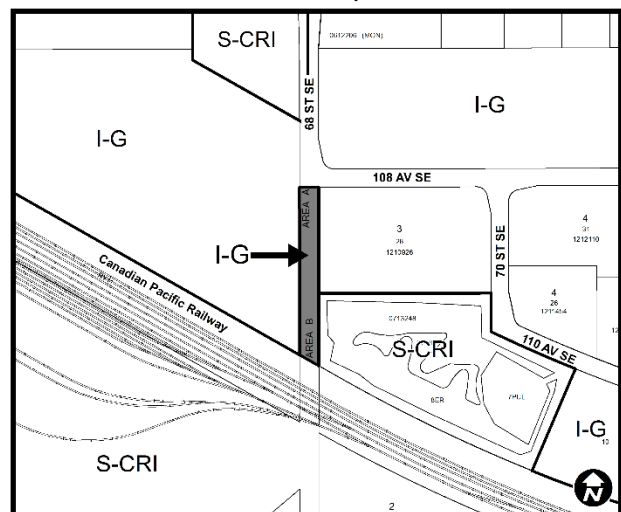
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed closure of 0.36 hectares \pm (0.89 acres \pm) of road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE, with conditions (APPENDIX II). |
| | Moved by: S. Keating Carried: 9 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.36 hectares \pm (0.89 acres \pm) of closed road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District. |
| | Moved by: S. Keating Carried: 9 – 0 |

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

This application is to close a portion of 68 Street SE that is south of 108 Avenue SE, north of the Canadian Pacific (CP) railway tracks, and adjacent to 6915 - 108 Avenue SE. The application also includes the redesignation of the closed road from undesignated road right-of-way to Industrial – General (I-G) District.

The subject road is adjoined by land designated as Special Purpose – City and Regional Infrastructure (S-CRI) District to the north, south and west, as well as Industrial – General (I-G) District to the east. The CP Railway Corridor creates a physical barrier to the south of the subject road, and as such the road is presently used as parking for the adjoining parcel to the east, through a License of Occupation.

The City of Calgary Real Estate and Development Services is in negotiations with the land owner of the adjacent parcel, 6915 – 108 Avenue SE, to close and purchase the subject road right-of-way for consolidation. This would remove the need for the existing License of Occupation.

A range of shallow and deep utilities exist within the road right-of-way, all of which will maintain access via an easement.

The road closure and land use amendment application was circulated to all relevant stakeholders, with no objections received.

The road closure and land use amendment is compatible with adjacent land uses.

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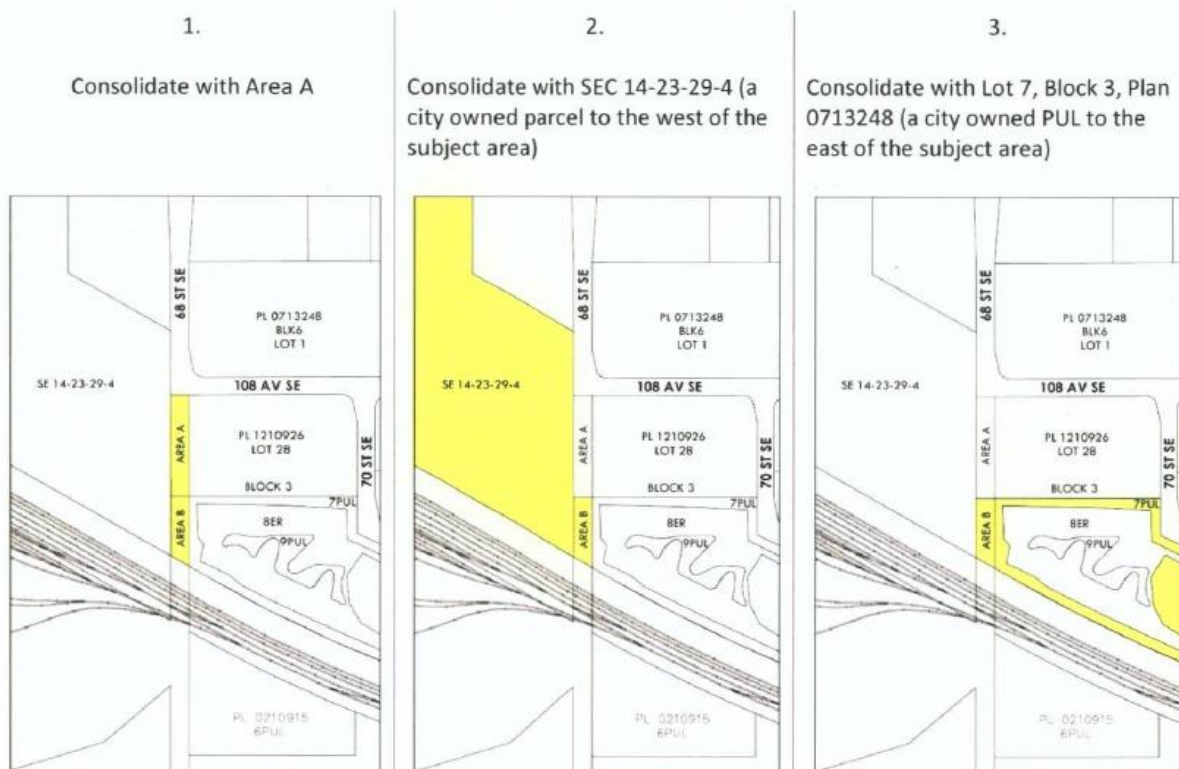
APPENDIX I

APPLICANT'S SUBMISSION

This application is to close a 0.36ha (0.89ac) portion of 68 ST AV SE between 108 AV SE and the Canadian Pacific Railway tracks within the East Shepard Industrial Area. The proposed closed road is to be redesignated as Industrial-General (I-G).

This subject area has been divided into Area A and Area B. Real Estate & Development Service (RE&DS) currently has a lease in place with the owners of 6915 108 AV SE (Plan 1210923, Block 3, Lot 28) for Area A. It is RE&DS' intention to honour this existing lease.

Area B will be consolidated into one of 3 options:



The existing underground and overhead utilities within the closed road right-of-way will be protected with a utility right-of-way.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. All costs associated with the closure shall be borne by the applicant.
2. That protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards.
3. Remove and/or relocate existing utilities located within the subject parcel **OR** register an easement or utility right of way for the protection of the utilities, to the satisfaction of the affected utility owner(s).
4. That the closed road right-of-way be consolidated with the adjacent lands.