

Road Closure and Land Use Amendment in Renfrew (Ward 9) portion of 7 Avenue NE, LOC2018-0100

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Flo Designs on 2018 May 03 on behalf of The City of Calgary (Real Estate & Development Services). The road closure proposes to close a portion of undesignated road right-of-way that exists on the north side of 7 Avenue NE, adjacent to 914 – 7 Avenue NE. The land use amendment proposes to redesignate this closed road right-of-way to a Residential – Contextual One / Two Dwelling (R-C2) District to allow for consolidation with 914 – 7 Avenue NE.

The proposal is aligned with the applicable city-wide policies of the *Municipal Development Plan* (MDP). The proposed land use redesignation to the R-C2 District is consistent with the adjacent lands.

This road closure and redesignation is required in support of a development permit application for a single detached dwelling and an above-garage backyard suite which has been approved conditionally by the Development Authority subject to 914 – 7 Avenue NE being enlarged by approximately 20 square metres.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed closure of 0.002 hectares \pm (0.005 acres \pm) of road (Plan 1810992) adjacent to 914 – 7 Avenue NE, with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.002 hectares \pm (0.005 acres \pm) of closed road (Plan 1810992) adjacent to 914 – 7 Avenue NE from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

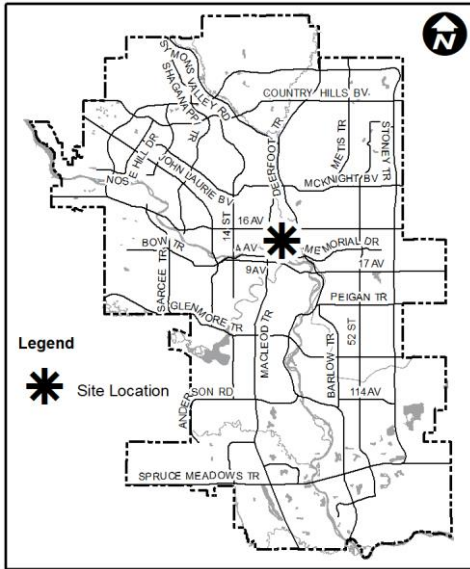
None.

BACKGROUND

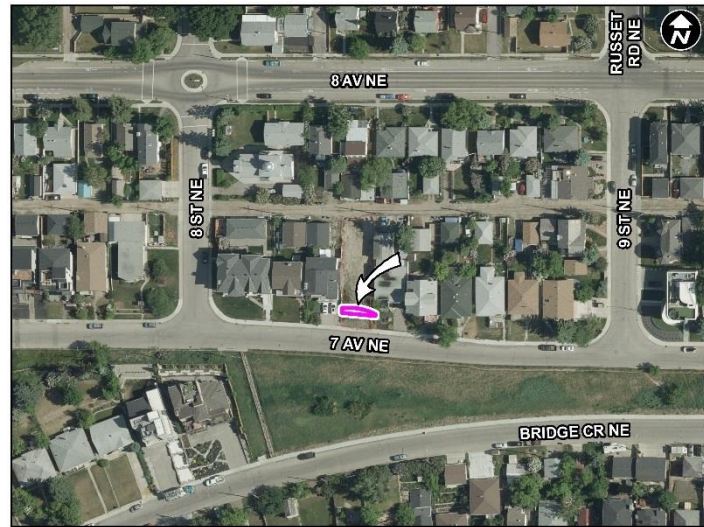
As noted in the Applicant's Submission (Attachment 1), on 2017 June 12, a development permit application was submitted on 914 – 7 Avenue NE for a Single Detached Dwelling, Accessory Residential Building (garage), and a Backyard Suite (above garage) (DP2017-2553). The development proposal could not be supported without the additional 0.002 hectares \pm of land from the road right-of-way to the south. Acquiring the land was a prior to release condition of the 2017 approval and is the motivation for this application.

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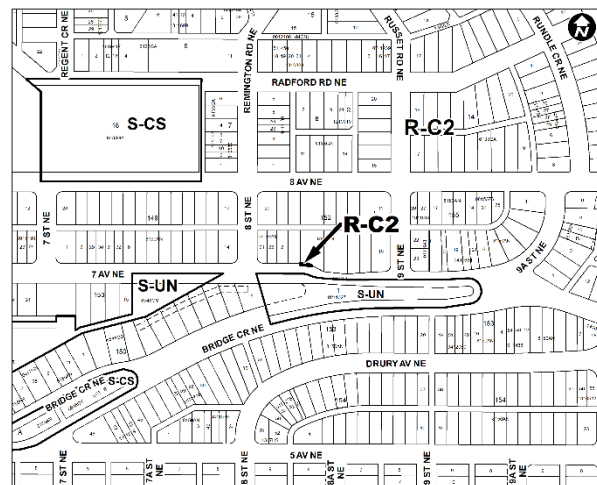
Location Maps



Road Closure Map



Proposed Land Use Map



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Site Context

The subject site is located on the north side of 7 Avenue NE, east of the intersection of 7 Avenue NE and 8 Street NE. The site is surrounded by single and semi-detached dwellings to the north, east, and west. The parcel fronts onto the top of a ridge to the south. Primary vehicular access for adjacent residences along 7 Avenue NE is via a gravel rear lane.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The information in the following subsections form the basis of analysis for this proposal.

Road Closure

This proposed road closure will allow for consolidation with the R-C2 designated parcel to the north, increasing the size of a developable parcel for residential purposes. This portion of road-right-of way was deemed surplus and was not required from a transportation or City perspective. This road closure must be in accordance with and adhere to the associated road closure Conditions of Approval contained in Attachment 3 of this report.

Land Use

This application seeks to redesignate this portion of undesignated road right-of-way to Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is consistent with the land use on the adjacent parcel, and is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached, and single detached dwellings in the Developed Area.

Development and Site Design

This application supports an approved, yet unreleased development permit meeting the *Land Use Bylaw* regulations for the contextual development of a single detached dwelling.

Environmental

There are no environmental concerns associated with this proposal at this time.

Transportation

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed road closure and land use redesignation. The lands were originally dedicated for an expanded road right of way that was not developed. The portion of right-of-way has been deemed as surplus and is not required.

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Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

This application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were conducted by the applicant or Administration in direct relation to this road closure and land use redesignation.

The Renfrew Community Association responded to the circulation with a letter of concern, which is included in this report as Attachment 2. No letters from adjacent landowners or the general public were received, and only a small number of general enquiries were responded to by Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

Municipal Development Plan (Statutory, 2009)

The subject site is identified under Map 1 'Urban Structure' of the *Municipal Development Plan (MDP)*, as being within the 'Developed – Inner City'. Policies for this area encourage redevelopment to maximize front door access to the street and principal public areas to encourage pedestrian activity. This application will allow the associated development permit to construct the new building closer to the street.

There is no local area plan applicable to the subject site.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will support the future development in Renfrew.

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Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed road closure and land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is aligned with the applicable policies of the *Municipal Development Plan*. The proposed road closure area has been deemed as surplus right-of-way. The proposed land use redesignation of the road closure area to Residential – Contextual One / Two Dwelling (R-C2) District is consistent with the surrounding areas.

ATTACHMENT(S)

1. Applicant's Submission
2. Renfrew Community Association Response
3. Proposed Road Closure Conditions