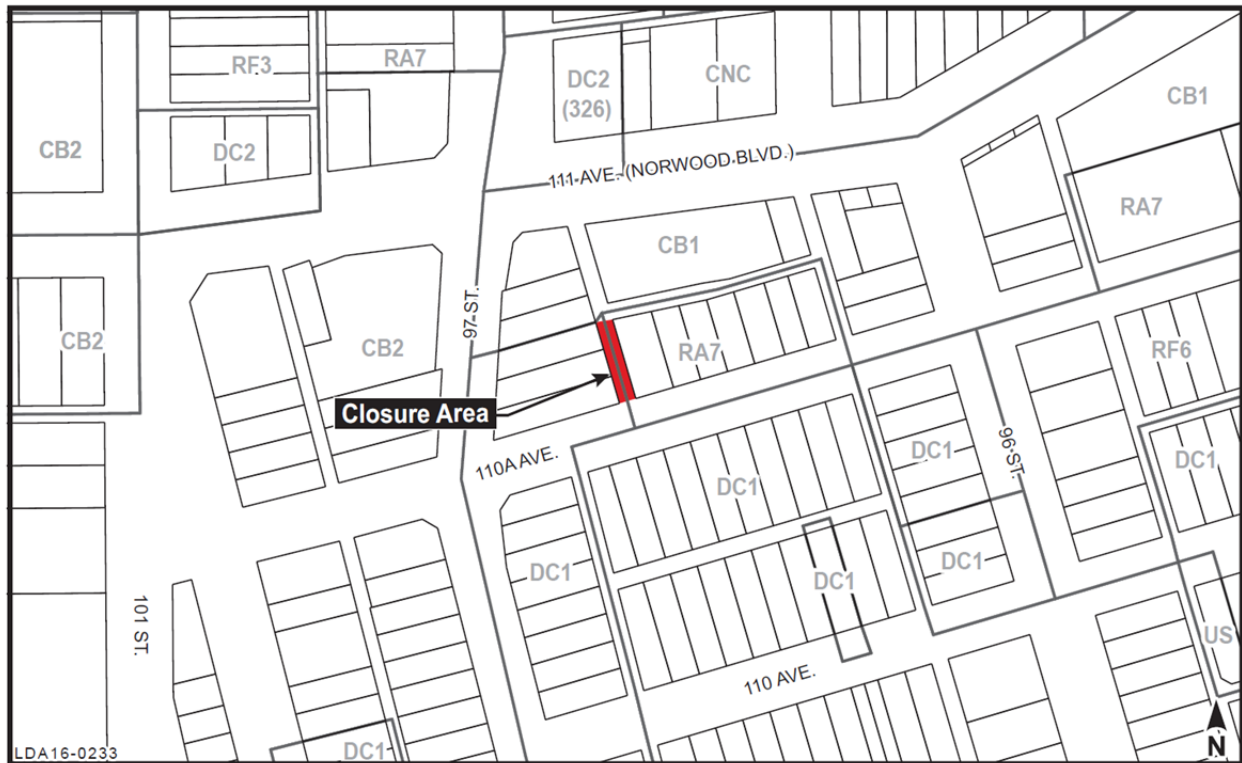


 **ROAD CLOSURE APPLICATION**
MCCAULEY

NORTH OF 110A AVENUE NW AND EAST OF 97 STREET NW

To close a portion of a roadway to allow for consolidation with adjacent lots



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it will facilitate development renewal in the central core;
- it will result in more efficient use of land; and
- it satisfies the servicing requirements of affected City Departments and utility agencies.

THE APPLICATION

The purpose of Bylaw 17712 is to close a portion of road right-of-way (lane) in the McCauley neighbourhood.

SITE AND SURROUNDING AREA

The subject area is 0.0186 ha (181.6 sq. m) in size, located is between the Lambton Block, a residential apartment located on a major transportation route to the west, and single detached homes to the east in one of Edmonton’s oldest neighbourhoods.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision (RA7) Low Rise Apartment Zone 	Lane
CONTEXT		
North (across rear lane)	<ul style="list-style-type: none"> (CB1) Low Intensity Business Zone 	Two storey commercial building fronting onto 111 Avenue NW (Automotive service station and Veterinary service use)
East	<ul style="list-style-type: none"> (RA7) Low Rise Apartment Zone 	Single Detached Housing
South (across 110A Avenue NW)	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	Single Detached Housing
West	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	3-storey “Lambton Block”, a residential apartment building with commercial at grade, and a designated municipal historic resource



VIEW OF LAMBTON BLOCK BUILDING LOOKING NORTHEAST FROM 97 STREET

PLANNING ANALYSIS

The lane is located in Boyle Street / McCauley Area Redevelopment Plan (ARP) and in between two distinct sub areas of the ARP – Chinatown Expansion District and the Low Density Residential district.

Once closed, it is the stated intent of the applicant to consolidate the closure area with the lots to the west (11035-97 Street NW) and to the east (9634 - 110A Ave NW) to create a more efficient parcel for future redevelopment. The applicant has expressed interest to develop a medium rise Mix-use building with commercial uses fronting onto 97 Street on the site and incorporate the Lambton Block, a historic resource, into the future development.

No Land Development Application has been submitted to the City for the redevelopment of this site and/or the abutting lands at this time. Any proposed rezoning of the site will be reviewed against the Boyle Street / McCauley ARP and ensure that development fits with the historic preservation requirements of the Lambton Block, an iconic structure in Edmonton's built landscape.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

Urban Transportation has deemed the proposed road closure area surplus to the roadway network and supports the closure of the subject site.

An Environmental Site Assessment is a condition of the sales agreement to ensure the land is deemed suitable for future development.

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 28, 2014	<ul style="list-style-type: none">• 36 recipient• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

ATTACHMENTS

2a Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Road Closure
Bylaw(s):	17712
Location:	North of 110A Avenue NW and east of 97 Street NW
Address(es):	N/A
Legal Description(s):	N/A
Site Area:	0.018 ha
Neighbourhood:	McCauley
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization(s):	McCauley Community League Chinatown and Little Italy Business Revitalization Zone
Applicant:	Kevin Ng

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	N/A
Proposed Zone(s) and Overlay(s):	N/A
Plan(s) in Effect:	Boyle Street / McCauley Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Michelle Neilson / Carman Yeung
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Sustainable Development
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