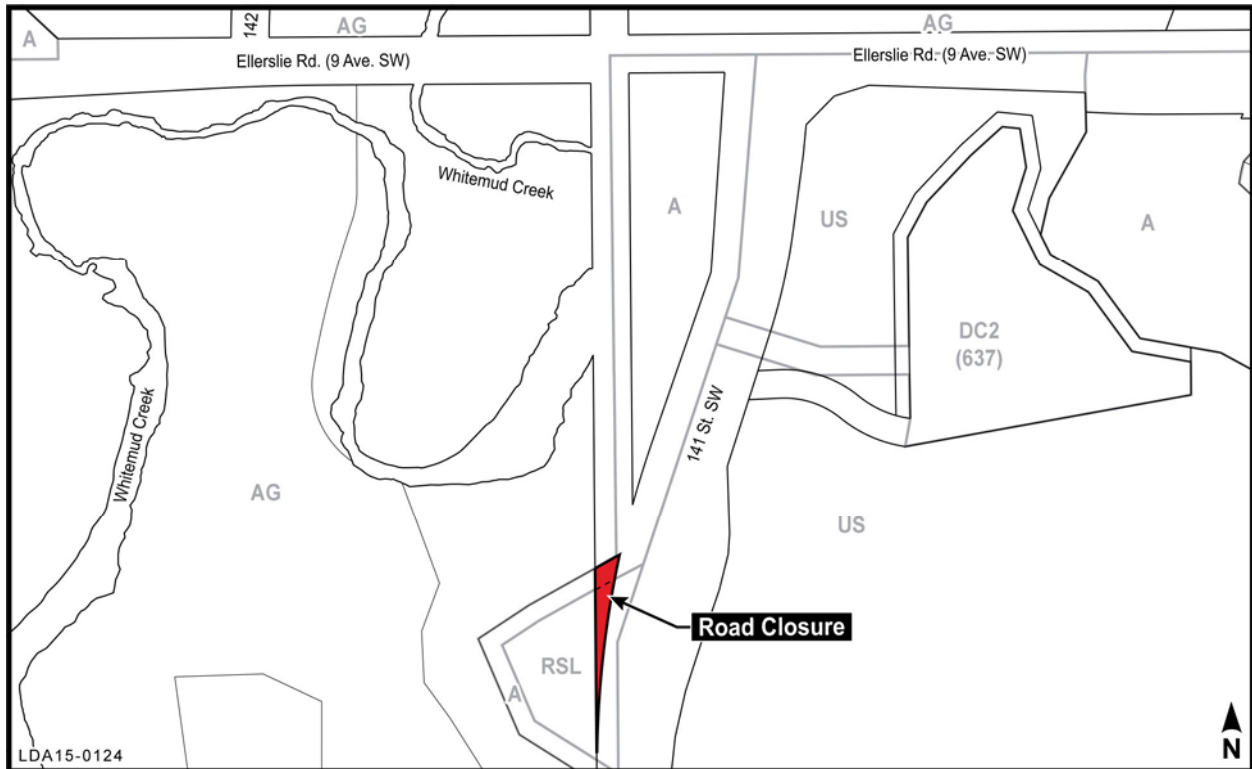




ROAD CLOSURE APPLICATION HAYS RIDGE

141 - STREET SW SOUTH OF ELLERLIE ROAD SW

To close a road to facilitate the realignment of 141 Street NW



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of the road closure because:

- it is deemed surplus to municipal requirements;
- it will facilitate the realignment of 141 Street SW;
- it protects the Whitemud Creek Ravine; and
- it facilitates implementation of the Hays Ridge Neighbourhood Area Structure Plan (NASP).

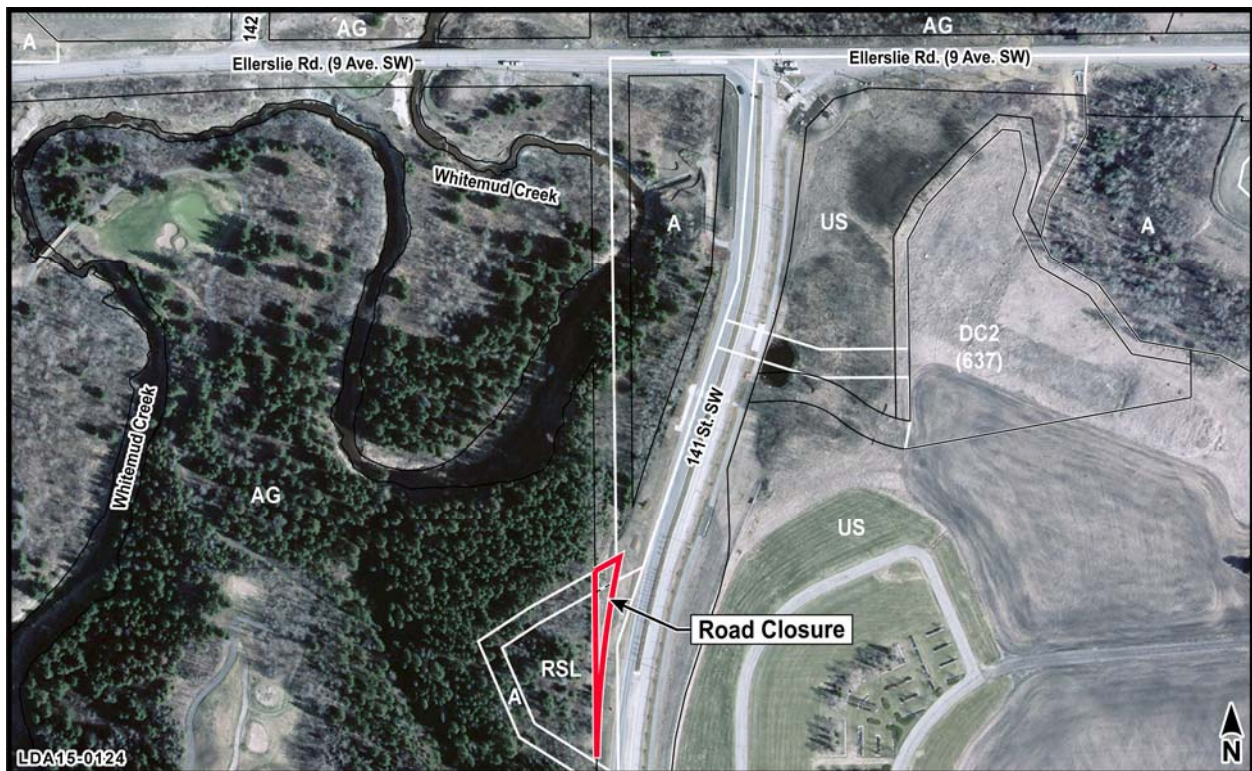
THE APPLICATION

BYLAW 17709 proposes to close portions of the existing 141 Street SW right-of-way. This closure facilitates the realignment of the northern portion of 141 Street SW, which proceeds northward and connects to Ellerslie Road SW, an arterial roadway.

A related subdivision application was approved which incorporates portions of the proposed closure area to create a single-detached residential lot and a public park lot. Once closed, the lands will be sold through a Sales Agreement, and the closure area will be consolidated with abutting properties to the west.

SITE AND SURROUNDING AREA

The proposed closure area is an undeveloped road right-of-way. The road right-of-way is located in the north of the Hays Ridge Neighbourhood, south of Ellerslie Road SW.



AERIAL VIEW OF THE APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> N/A 	Undeveloped road
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	Undeveloped land
East	<ul style="list-style-type: none"> (US) Urban Services Zone 	Cemetery
South	<ul style="list-style-type: none"> (AG) Agricultural Zone (US) Urban Services Zone 	Undeveloped land Undeveloped land
West	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (AG) Agricultural Zone (A) Metropolitan Recreation Zone 	Undeveloped land



VIEW LOOKING NORTHEAST FROM 141 STREET SW

PLANNING ANALYSIS

The proposed road closure conforms to the Hays Ridge NASP which designates these portions of road-right-of-way for closure and consolidation with abutting parcels. These abutting lands are designated for low density residential and open space uses. The proposed road closure conforms to the North Saskatchewan River Valley Area Redevelopment Plan by protecting the Whitemud Creek Ravine from development.

The proposed road closure would facilitate the 141 Street SW realignment.

TECHNICAL REVIEW

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

The Transportation Development Engineering Section advised that the closure area must be consolidated by plan with the adjacent properties and that all costs associated with the closure, including survey and registration costs, will be at the expense of the owner.

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 5, 2015	<ul style="list-style-type: none">• Number of recipients: 27• Number of responses: no responses were received.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held for this application.

CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

ATTACHMENTS

2a Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Road Closure
Bylaw:	17709
Location:	South of Ellerslie Road SW
Address:	N/A
Legal Description:	N/A
Site Area:	N/A
Neighbourhood:	Hays Ridge
Ward - Councillor:	9 – Councillor Bryan Anderson
Notified Community Organizations:	Heritage Point Community League
Applicant:	IBI Group

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	N/A
Proposed Zone(s) and Overlay(s):	N/A
Plan(s) in Effect:	Hays Ridge NASP North Saskatchewan River Valley ARP
Historic Status:	N/A

Written By:
Approved By:
Department:
Section:

Dan Boric
Tim Ford
Sustainable Development
Planning Coordination