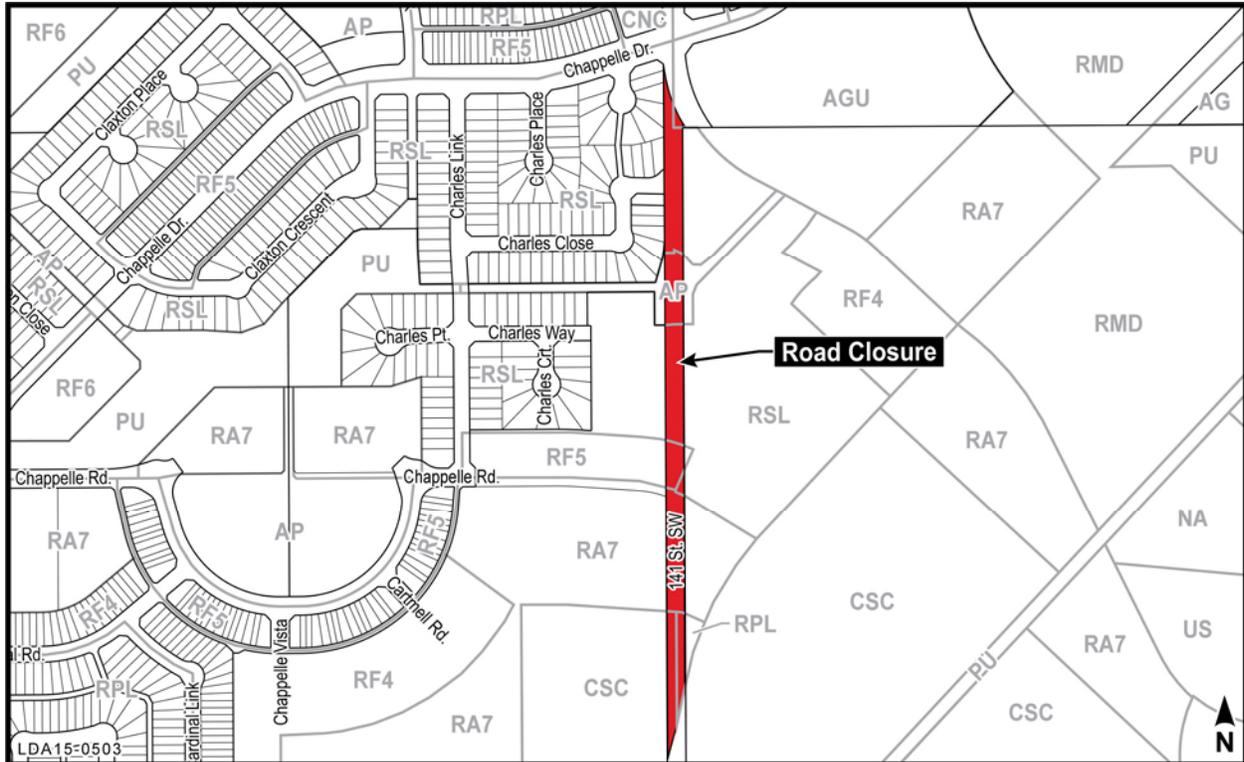




# ROAD CLOSURE APPLICATION CHAPPELLE

## 141 STREET SW

To allow for low density residential and school / park uses on the site of a closed roadway



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the road is surplus to municipal requirements based on the planned realignment;
- it conforms to the Chappelle Neighbourhood Area Structure Plan (NASP); and
- it provides opportunity for development of the surrounding lands.

## THE APPLICATION

BYLAW 17705 proposes to close portions of the existing 141 Street SW right-of-way. This closure facilitates the realignment of a portion of 141 Street SW, planned to connect to Heritage Valley Trail SW, an arterial roadway.

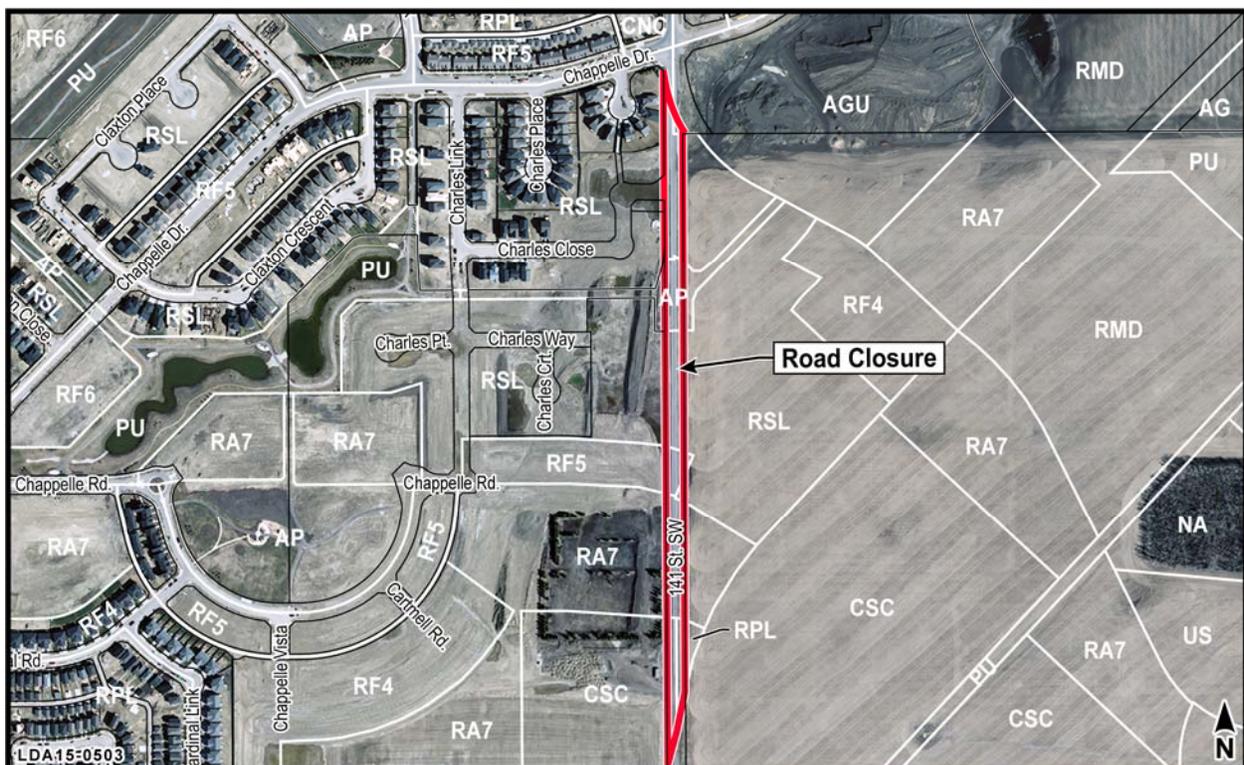
A related subdivision was approved which incorporates portions of the proposed closure area to create single-detached residential lots and a park site.

## LAND SALE AGREEMENT

The 141 Street SW road closure areas will be consolidated with abutting parcels. The land will be transferred to the adjacent private landowners through a servicing agreement and subsequently distributed for development through subdivision.

## SITE AND SURROUNDING AREA

The proposed closure area is currently operational road right-of-way. The roadway is located in southeast Chappelle, north of 41 Avenue SW and east of Chappelle Drive SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (CNC) Neighbourhood Convenience Commercial Zone</li> <li>• (RF6) Medium Density Multiple Family Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Two storey commercial building</li> <li>• Undeveloped land</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RSL) Residential Small Lot Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (CSC) Shopping Centre Zone</li> <li>• (AP) Public Park Zone</li> <li>• (AGU) Urban Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
South	<ul style="list-style-type: none"> <li>• N/A – Leduc County jurisdiction</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural land</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RSL) Residential Small Lot Zone</li> <li>• (RF5) Row Housing Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (CSC) Shopping Centre Zone</li> <li>• (AP) Public Park Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached housing</li> <li>• Undeveloped land</li> <li>• Undeveloped land</li> <li>• Undeveloped land</li> <li>• Undeveloped land</li> </ul>



VIEW LOOKING NORTH FROM 41 AVENEUE SW

## PLANNING ANALYSIS

The proposed road closure conforms to the Chappelle 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, street oriented and low rise apartment residential uses, mixed use, and school / park uses. The road closure would facilitate the realignment of 141 Street SW.

## TECHNICAL REVIEW

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

The Transportation Development Engineering Section advised that before these portions of roadway can be physically closed, Heritage Valley Trail SW and the realigned 141 Street SW must be constructed and open to traffic from Chappelle Drive SW to Heritage Valle Trail SW. The southern limits of the closure must conform to property lines as established per an approved Concept Plan for Heritage Valley Trail SW.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> November 9, 2015	<ul style="list-style-type: none"><li>• Number of recipients: 110</li><li>• Two responses were received which included questions about the closure's timing and necessity.</li><li>• One respondent indicated that they did not wish the road to be closed as they consider the current roadway configuration sufficient.</li></ul>
<b>Public Meeting</b>	<ul style="list-style-type: none"><li>• Not held for this application.</li></ul>

Information was provided which summarized the intent of the Chappelle NASP to close the roadway, as well as information about the road closure process and how to participate in the Public Hearing.

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## ATTACHMENTS

2a Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Road Closure
Bylaw(s):	17705
Location:	North of 41 Avenue SW, south of Chappelle Drive SW
Address(es):	N/A
Legal Description:	N/A
Site Area:	N/A
Neighbourhood:	Chappelle
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organization(s):	Heritage Point Community League
Applicant:	Stantec Consulting

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	N/A
Proposed Zone(s) and Overlay(s):	N/A
Plan(s) in Effect:	Chappelle NASP
Historic Status:	N/A

Written By:  
Approved By:  
Department:  
Section:

Dan Boric  
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Sustainable Development  
Planning Coordination