

**ROAD CLOSURE AND LAND USE AMENDMENT
ALYTH/BONNYBROOK (WARD 9)
42 AVENUE SE AND 15 STREET SE
BYLAWS 1C2017 AND 28D2017**

MAP 2C

EXECUTIVE SUMMARY

This application is to close a 720.05 metre portion of 15 Street SE and to designate the closed road to a Special Purpose – City and Regional Infrastructure (S-CRI) District. The portion of 15 Street SE is adjacent to two properties owned by the City of Calgary that are a part of the Bonnybrook Wastewater Treatment Plant. The portion of 15 Street SE would be consolidated with the two adjacent Bonnybrook Wastewater Treatment Plant parcels.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 November 17

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 1C2017 and 28D2017; and

1. **ADOPT** the proposed closure of 1.45 hectares \pm (3.59 acres \pm) of road (Plan 1612346, Area A) adjacent to 4500 and 4615 -15 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 1C2017.
3. **ADOPT** the proposed redesignation of 1.45 hectares \pm (3.59 acres \pm) of closed road (Plan 1612346, Area A) adjacent to 4500 and 4615 -15 Street SE from Undesignated Road Right-of-Way **to** Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 28D2017.

REASON(S) FOR RECOMMENDATION:

The proposed road closure is acceptable given the associated road improvements, required by the proposed conditions of road closure, which were determined by the Traffic Impact Assessment (TIA). The proposed land use designation is consistent with the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

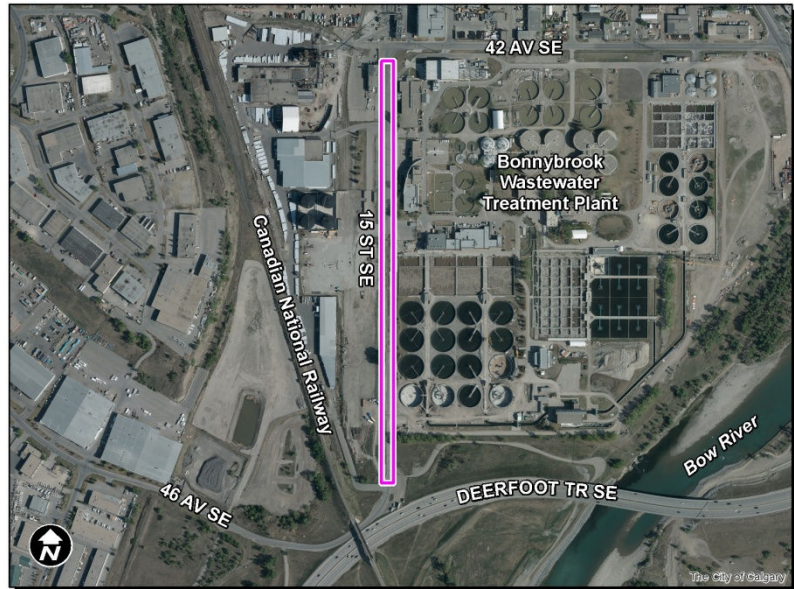
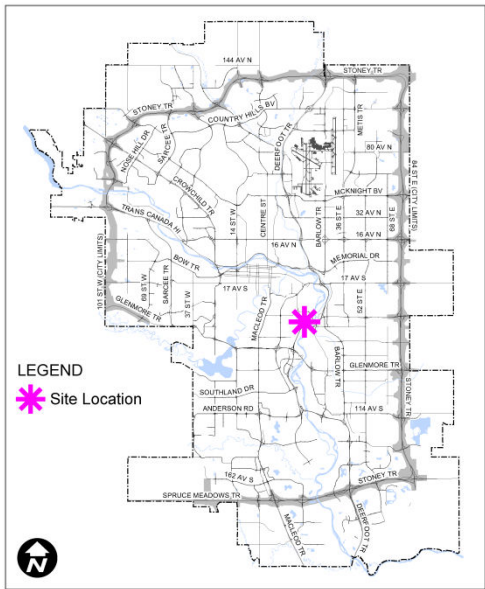
ATTACHMENTS

1. Proposed Bylaw 1C2017
2. Proposed Bylaw 28D2017

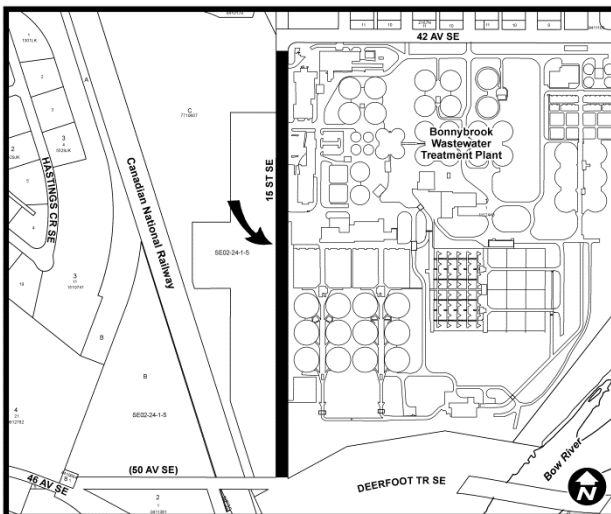
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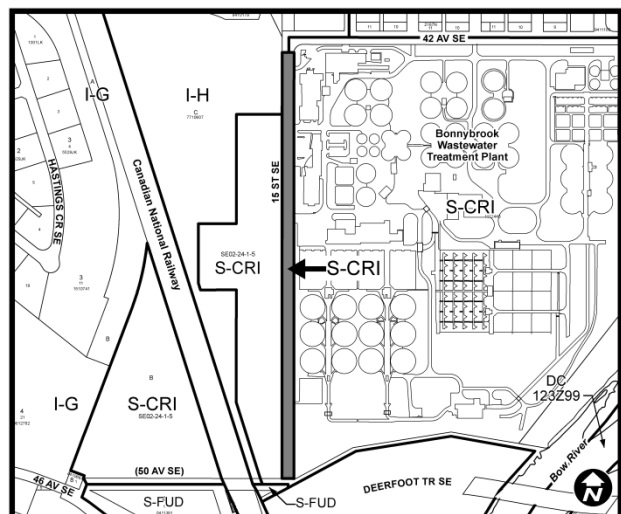
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 1.45 hectares \pm (3.59 acres \pm) of road (Plan 1612346, Area A) adjacent to 4500 and 4615 -15 Street SE, with conditions (APPENDIX II).

Moved by: G.-C. Carra
Absent: R. Wright

Carried: 5 – 1
Opposed: J. Gondek

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.45 hectares \pm (3.59 acres \pm) of closed road (Plan 1612346, Area A) adjacent to 4500 and 4615 -15 Street SE from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: G.-C. Carra
Absent: R. Wright

Carried: 5 – 1
Opposed: J. Gondek

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The 720.05 metre portion of 15 Street SE is in the Alyth/Bonnybrook Industrial Area. The portion of 15 Street SE is adjacent to two S-CRI District parcels and one I-H (Industrial – Heavy) District parcel. The two adjacent S-CRI parcels are owned by the City of Calgary and are parts of the Bonnybrook Wastewater Treatment Plant.

LAND USE DISTRICTS

The S-CRI District is intended to provide for infrastructure and utility facilities, vehicle maintenance, work depots and training centres related to infrastructure development and maintenance, including uses that are operated by the Municipal level of government.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The portion of 15 Street SE is the border between a “Public Utility” area and an “Industrial; Standard Industrial” area on Map 1 (Urban Structure) of the MDP. The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

The southern end of the portion of 15 Street SE is within the “Floodway/ Flood fringe” area on Map 6 (Major Development Influences) of the MDP.

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Local Area Plan

There is no local area plan for the area containing the portion of 15 Street SE.

TRANSPORTATION NETWORKS

The portion of 15 Street SE is used for access to the Bonnybrook Wastewater Treatment Plant and as a connection between Ogden Road SE to the east and 46 Avenue SE to the west.

A Transportation Impact Assessment (TIA) was approved in support of the road closure. The TIA provided recommendations for necessary upgrades to the road network to support the proposed road closure. The upgrades allow for manoeuvring vehicles and access to adjacent sites. The recommendations of the TIA were endorsed and are required as conditions of the road closure. (APPENDIX II)

UTILITIES & SERVICING

For the protection of existing storm and sanitary sewers, and water mains on 15 Street SE, utility right-of-way easements must be executed and registered on all affected titles.

Coordination with utility owners is required for the removal and/or relocation of existing utilities located within the subject parcel, or registration of easements, or utility rights of way for the protection of the utilities.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association in this area.

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Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This Land Use Redesignation application is being made concurrent to a Street/Lane Closures application for a portion of 15 Street SE between 42 Avenue SE and 46 Avenue SE. The purpose of this application is to redesignate this portion of 15 Street SE from an undesignated road right-of-way to Special Purpose – City and Regional Infrastructure (S-CRI).

The City of Calgary (The City) has acquired a parcel of land on the west side of 15 Street SE adjacent to the Bonnybrook Wastewater Treatment Plan (BBWWTP). The City's intent is to expand operations at the BBWWTP to this land parcel with the future construction of biosolids dewatering and drying facilities, a centrate treatment facility, a wet weather flow treatment facility, and BBWWTP Plant E. Both the BBWWTP and the parcel of land west of 15 Street SE have a land use of S-CRI, under which a Sewage Treatment Plant is listed as a permitted use. In order to facilitate expansion at the BBWWTP and consolidate the classification of all parcels within the BBWWTP campus, this portion of 15 Street SE must be permanently closed to the public and rezoned from an undesignated road right-of-way to S-CRI. Foregoing this redesignation will hinder BBWWTP expansion options for the future.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

Planning:

1. That all costs associated with the closure be borne by the applicant.
2. That utility rights-of-way be registered concurrently with the road closure and to the satisfaction of the Development Authority and the City Solicitor.
3. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards.
4. Dedicate the area for the proposed roadway required for the turnaround or hammerhead prior to closing the section of 15 Street SE. Submit an application for road dedication with the Miscellaneous Plans Complete Application Requirements List. The Miscellaneous Plans Complete Application Requirements List is available here: http://www.calgary.ca/PDA/pd/Documents/subdivision/miscellaneous_plans.pdf
5. Consolidate the proposed road closure with 4500 15 Street SE (Lot 1; Site 1; Plan 1112448) and 4615 15 Street SE (SE1/4 SEC 2-24-1-5 Title Number 121178238).

Development Engineering:

6. Execute and register on all affected titles utility right-of-way easements for the existing storm and sanitary sewer, and water mains on 15 Street SE. A minimum of 9.0m easement width is required with 4.5m measured from the centre line and on each side of the sanitary trunk. A 5.0m easement width with 2.5m measured from centre line of the water mains and storm culverts are also required.
7. Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities. All of the above is contingent to the satisfaction of the affected utility owner(s).

Transportation:

8. Prior to registration of the road closure, the developer is responsible for the completion of the following infrastructure improvements:
 - a. Turnarounds and/or hammerheads are required at the ends of 15 Street SE. (north and south ends).

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- b. For the intersection of 42 Avenue SE and 12 Street SE, the developer is responsible for signal timing optimization at the intersection. The intersection shall be built/upgraded to accommodate:
 - i. Northbound extension of the right-turn lane: 110 m.
 - ii. Westbound separate left-turn lane: 90 m

- c. The intersection of Highfield Boulevard SE and Ogden Road SE shall be built/upgraded to accommodate:
 - i. Eastbound left-turn lane: 220 m
 - ii. Eastbound shared through and right-turn lane
 - iii. Northbound left-turn lane: 140 m

- d. For the intersection of 42 Avenue SE and Ogden Road SE, the developer is responsible for signal timing, optimization at the intersection for protected permissive phase for the Northbound left-turn. The intersection shall be built/upgraded to accommodate:
 - i. Eastbound right-turn lane: 90 m