

**ROAD CLOSURE AND LAND USE AMENDMENT
SADDLE RIDGE(WARD 3)
EAST OF METIS TRAIL AND NORTH OF 80 AVENUE NE
BYLAWS 8C2016 AND 103D2016**

MAP 15NE

EXECUTIVE SUMMARY

This application is to close a portion of undeveloped road right-of-way adjacent to 4820 – 80 Avenue NE and to redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District.

The city had previously required the subject area as part of a future interchange for Métis Trail and 80 Avenue NE however with the redesign of Métis Trail NE, Transportation has declared the subject area as surplus and is no longer required.

PREVIOUS COUNCIL DIRECTION

No previous direction has been provided by Council with respect to the subject site or application.

ADMINISTRATION RECOMMENDATION

2016 March 24

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 8C2016 and 103D2016; and

1. **ADOPT** the proposed closure of 0.08 hectares \pm (0.19 acres \pm) of road (Plan 1610187) adjacent to 4820 – 80 Avenue NE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 8C2016.
3. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) of closed road (Plan 1610187) adjacent to 4820 – 80 Avenue NE from Undesignated Road Right-of-Way **to** Special Purpose – Future Urban Development (S-FUD) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 103D2016.

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REASON FOR RECOMMENDATION:

The proposed land use redesignation of Special Purpose – Future Urban Development (S-FUD) District is consistent with the adjacent lands to be consolidated with. The road closure area is surplus to the city needs and is being sold to the adjacent land owner, 4820 – 80 Avenue NE who will consolidate with their existing lands.

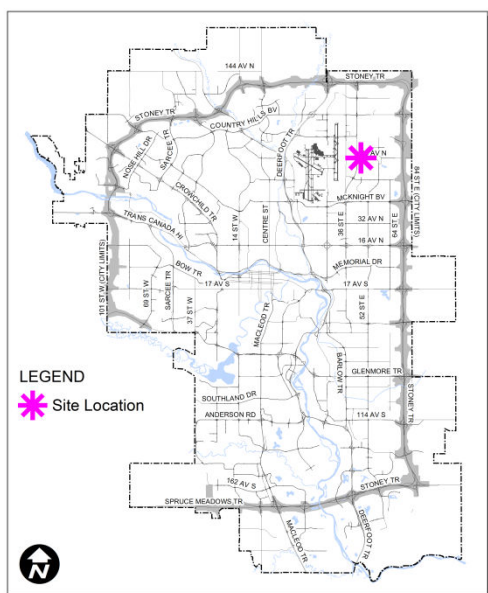
ATTACHMENTS

1. Proposed Bylaw 8C2016
2. Proposed Bylaw 103D2016

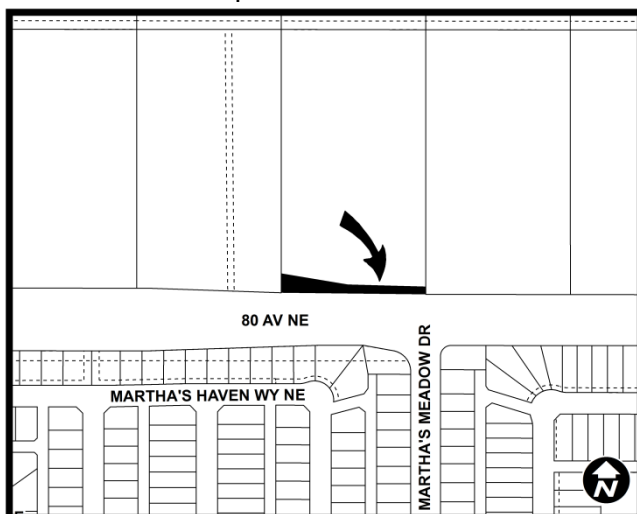
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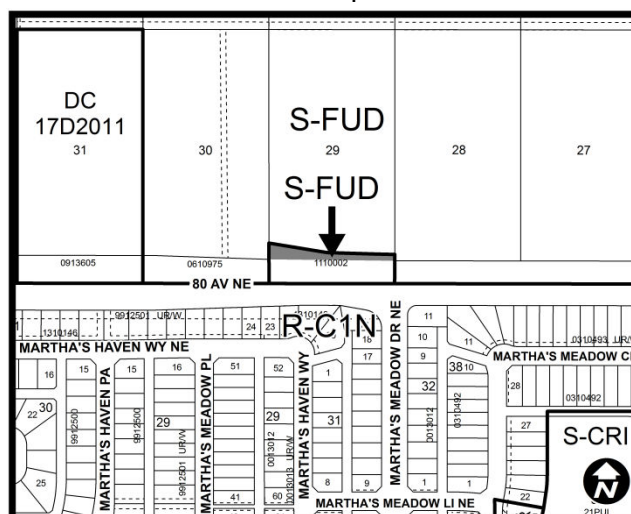
LOCATION MAPS



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 0.08 hectares \pm (0.19 acres \pm) of road (Plan 1610187) adjacent to 4820 – 80 Avenue NE, with conditions (APPENDIX II). | |
| | Moved by: M. Wade | Carried: 6 – 0 |
| | Absent: S. Keating and G.-C. Carra | |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) of closed road (Plan 1610187) adjacent to 4820 – 80 Avenue NE from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District. | |
| | Moved by: M. Wade | Carried: 6 – 0 |
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Applicant:

Tronnes Surveys

Landowner:

The City of Calgary

PLANNING EVALUATION

This application is to close a portion of undeveloped road right-of-way adjacent to 4820 – 80 Avenue NE and redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District.

The Transportation Department had previously required the subject area as part of a future interchange for Métis Trail and 80 Avenue NE however with the redesign of Métis Trail NE, Transportation has declared the subject area as surplus and is no longer required. The city is in negotiations with the adjacent owner of 4820 – 80 Avenue NE to purchase the closed road area and consolidate with their parcel.

The existing utilities within the closure area have been identified and an access easement registration will be required as stated in the conditions.

The proposed redesignation is compatible with the adjacent land use.

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APPENDIX I

APPLICANT'S SUBMISSION

With the changes to Métis Trail (reduced number of lanes) as well as to the intersection at 80 Avenue and Métis Trail NE, Transportation Planning has declared this portion of road right-of-way as surplus.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That all costs associated with the closure be borne by the applicant;
2. That any relocation of utilities be at the applicant's expense and to the appropriate standards;
3. That an access easement agreement be registered concurrently with the subdivision and to the satisfaction of City Solicitor, and Atco Gas;
4. That the closed road right-of-way be consolidated with the adjacent land located at 4820 – 80 Avenue NE.