

**ROAD CLOSURE AND LAND USE AMENDMENT
STONE 1 (WARD 3)
NORTH OF COUNTRY HILLS BOULEVARD NE
SOUTH OF 115 AVENUE NE
BYLAWS 13C2015 AND 164D2015**

MAP 26N

EXECUTIVE SUMMARY

This application is to close a portion of 15 Street NE adjacent to 1510 Country Hills Boulevard and 11420 -15 Street NE and redesignate the closed road from Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District.

The purpose of this application is to close a portion of 15 Street NE in exchange for a portion of adjacent lands required for 14 Street NE widening. The closed road would be consolidated with the adjacent parcel, 1510 Country Hills Boulevard NE. The lands to the east, 11420 – 15 Street NE will have direct access to 115 Avenue NE.

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION

2015 August 27

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 13C2015 and 164D2015; and

1. **ADOPT** the proposed closure of 0.71 hectares \pm (1.75 acres \pm) of road (Plan 1512176, Area A) adjacent to 1510 Country Hills Boulevard NE and 11420 – 15 Street NE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 13C2015.
3. **ADOPT** the proposed redesignation of 0.71 hectares \pm (1.75 acre \pm) of closed road (Plan 1512176, Area A) adjacent to 1510 Country Hills Boulevard NE and 11420 – 15 Street NE from Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 164D2015.

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REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation of Industrial – Commercial (I-C) District is consistent with the adjacent land to be consolidated with. The land exchange would allow for the future road widening of 14 Street NE.

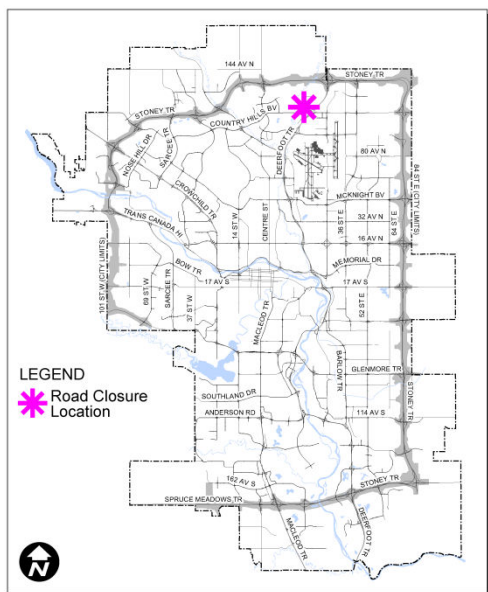
ATTACHMENTS

1. Proposed Bylaw 13C2015
2. Proposed Bylaw 164D2015

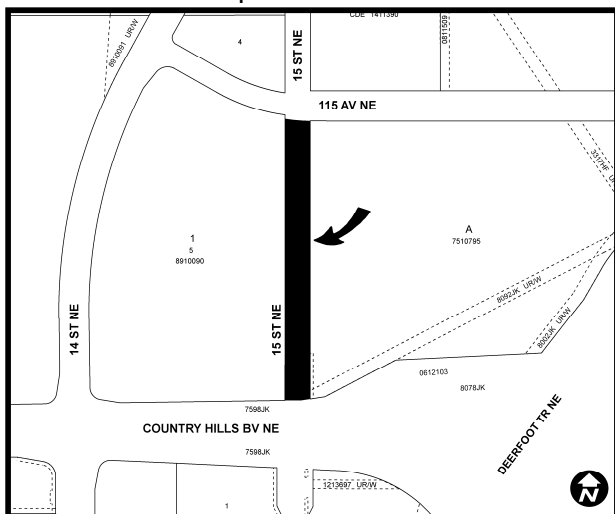
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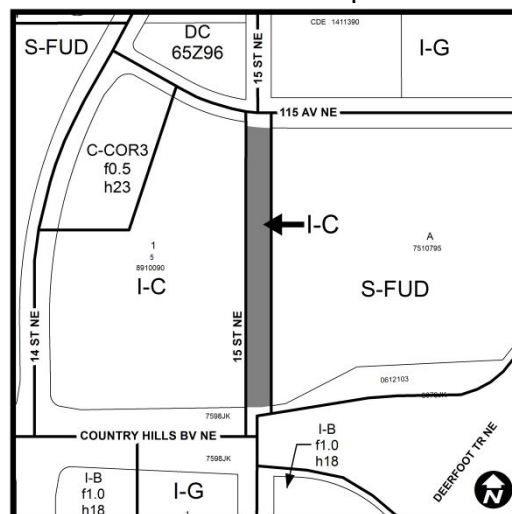
LOCATION MAPS



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 0.71 hectares \pm (1.75 acres \pm) of road (Plan 1512176, Area A) adjacent to 1510 Country Hills Boulevard NE and 11420 – 15 Street NE, with conditions (APPENDIX II).

Moved by: G.-C. Carra **Carried: 5 – 0**
Absent: C. Friesen and R. Honsberger
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.71 hectares \pm (1.75 acre \pm) of closed road (Plan 1512176, Area A) adjacent to 1510 Country Hills Boulevard NE and 11420 – 15 Street NE from Undesignated Road Right-of-Way **to** Industrial – Commercial (I-C) District.

Moved by: G.-C. Carra **Carried: 5 – 0**
Absent: C. Friesen and R. Honsberger

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Applicant:

Tronnes Surveys

Landowner:

The City of Calgary

PLANNING EVALUATION

This application is to close a portion of 15 Street NE adjacent to 1510 Country Hills Boulevard NE and 11420 – 15 Street NE and redesignate the closed road from Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District. The closed road would be consolidated with the adjacent lands to the west, 1510 Country Hills Boulevard NE.

Negotiations between the City of Calgary and the adjacent landowner, Hyatt Auto Sales Ltd for land exchange would see the city receive a portion of the parcel, Plan 8910090, Block 1, Lot 5 required for the road widening of 14 Street NE in return for the closed portion of 15 Street NE to the adjacent landowner. The closed road would be consolidated with the adjacent parcel, 1510 Country Hills Boulevard NE. The parcel immediately east of the closure, 11420 – 15 Street NE will have access directly from 115 Avenue NE.

The existing utilities within the closure area have been identified and utility right-of-way and easement registrations will be required as stated in the conditions.

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APPENDIX I

APPLICANT'S SUBMISSION

This is a land exchange agreement between OLSH and the land owner of Lot 5 Block 1, Plan 8910090.

The land owner will provide road widening along 14 Street NE (adjoining his lands) and OLSH will transfer the closed road.

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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 utility easement and utility right-of-way plans be registered concurrently with the subdivision and to the satisfaction of the Development Authority, City Solicitor, Enmax Power Corporation and Telus;
4. That the closed road right-of-way be consolidated with the adjacent land located at 1510 Country Hills Boulevard NE.