

**ROAD CLOSURE AND LAND USE AMENDMENT
HIGHFIELD (WARD 9)
HIGHFIELD BOULEVARD SE, WEST OF OGDEN ROAD
BYLAWS 6C2015 AND 101D2015**

MAP 2C

EXECUTIVE SUMMARY

This application seeks to close portions of undeveloped road right-of-way, redesignate it along with two adjacent sites; and, subsequently consolidate all parcels to align with Provincial Regulation for Waste Disposal and Treatment Facility (landfill) Post Closure Care, the site is located in Highfield Industrial Area.

In more detail, it seeks to close 0.99 hectares (2.44 acres) of road right-of-way adjacent to 1370 and 1378 – 42 Avenue SE and redesignate this area in conjunction with 7.27 hectares (17.9 acres) parcel(s) from undesignated road right-of-way, Industrial-General (I-G) and DC Direct Control District (Bylaw 13Z2011) to Special Purpose – City and Regional Infrastructure (S-CRI) District.

The subject site(s) and road right-of-way were part of the former solid and incinerator waste landfill site (Highfield Dry Waste Site) that the City operated between 1965 and 1968. The landfill is no longer active and the site is in post-closure care. As per applicant's submission, this redesignation will facilitate the consolidation of all parcels associated with the Highfield Dry Waste site and allow the City of Calgary's Waste & Recycling Services to be the steward of the site.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 May 21

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 6C2015 and 101D2015; and

1. **ADOPT** the proposed closure of 0.99 hectares \pm (2.44 acres \pm) of road (Plan 1511033, Area A and B) adjacent to 1370 – 42 Avenue SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 6C2015.
3. **ADOPT** the proposed redesignation of 7.27 hectares \pm (17.9 acres \pm) located at 1370 and 1378 – 42 Avenue SE and the closed road (Plan 7160AN, Block X and OT; Plan 1511033, Area A and B) from Industrial – General (I-G) District, DC Direct Control District and 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 101D2015.

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REASON(S) FOR RECOMMENDATION:

The purpose of Special Purpose – City and Regional Infrastructure (S-CRI) District is to accommodate uses operated by Federal, Provincial and Municipal levels of government. Waste Disposal Treatment facility is listed as a permitted use.

The proposed road right-of-way closure, redesignation of all sites to S-CRI, and future consolidation, is in keeping with applicable policy including the Municipal Development Plan as well as with provincial legislation such as *The Provincial Code of Practice for Landfills* and *Standards for Landfills*. Both documents provide requirements for landfills post-closure care.

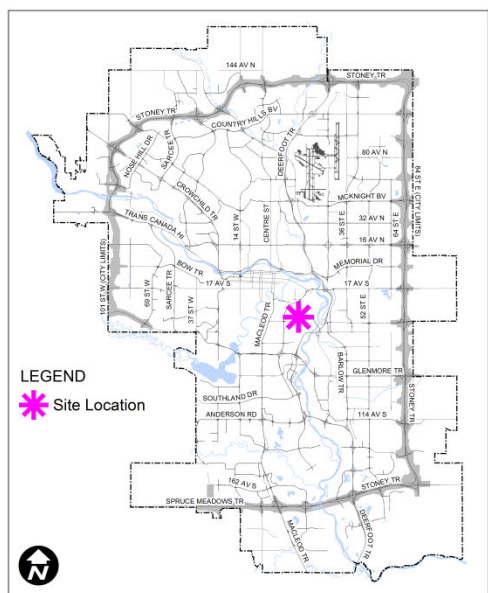
ATTACHMENTS

1. Proposed Bylaw 6C2015
2. Proposed Bylaw 101D2015

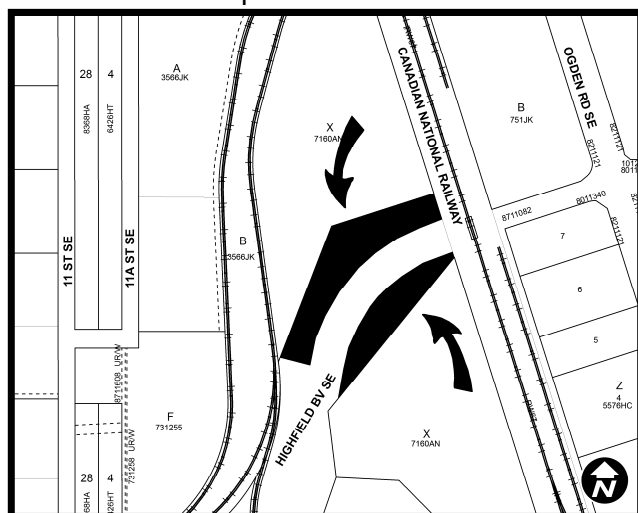
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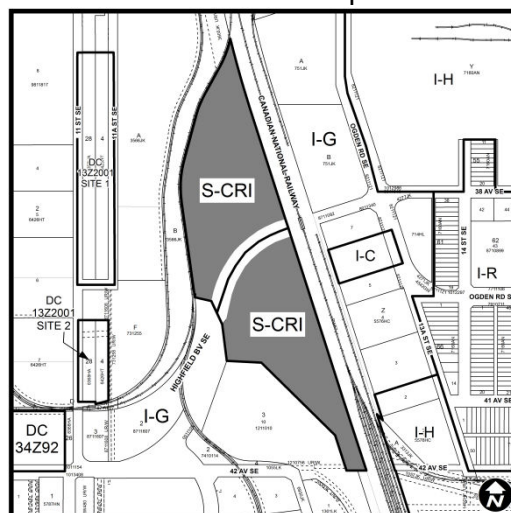
LOCATION MAPS



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 0.99 hectares \pm (2.44 acres \pm) of road (Plan 1511033, Area A and B) adjacent to 1370 – 42 Avenue SE with conditions (APPENDIX II).

Moved by: G.-C. Carra

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.27 hectares \pm (17.9 acres \pm) located at 1370 and 1378 – 42 Avenue SE and the closed road (Plan 7160AN, Block X and OT; Plan 1511033, Area A and B) from Industrial – General (I-G) District, DC Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

| Planning Evaluation Content | *Issue | Page |
|---|--------|------|
| Density <i>Is a density increase being proposed.</i> | No | - |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | Yes | 5 |
| Legislation and Policy <i>Does the application comply with policy direction and legislation.</i> | Yes | 5 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | No | 6 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i> | No | 6 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | No | 6 |
| Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i> | No | - |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 7 |

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site(s) is the former solid waste landfill site: Highfield Dry Waste Site. The City of Calgary operated the landfill site from 1965 to 1968. The site was used for disposal of construction and demolition materials as well as ash that came from the former incinerator grounds (Manchester Yard).

Back in the 1980s, portions of the site were transferred to Roads to accommodate construction of Highfield Boulevard SE.

A Canadian National Railway line and spur line (owned by The City of Calgary) run west of the site(s).

A Canadian Northern Railway spur line (owned by Canadian Northern Railway Company, a company owned by Canadian National Railway) run to the east of the site.

Development on site is restricted due to the regulated landfill setback identified in the Municipal Government Act – Subdivision and Development Regulation (MGA-SDR).

LAND USE DISTRICTS

The Special Purpose – City and Regional Infrastructure (S-CRI) District is intended to provide for infrastructure and utility facilities; facilities for public transportation; and, uses operated by Federal, Provincial and Municipal levels of government. Waste Disposal and Treatment Facility is a permitted use.

LEGISLATION & POLICY

Municipal Development Plan (Statutory-2009)

<http://www.calgary.ca/PDA/pd/Pages/Municipal-Development-Plan/Municipal-Development-Plan-MDP.aspx>

The Municipal Development Plan identifies the area as Standard Industrial Area. This area contains a mix of industrial uses at a variety of intensities.

The Plan also identifies the skeletal Light Rail Transit (LRT) network adjacent to the site(s). A transit center (transit station) is identified next to one of the sites located south of Highfield Boulevard SE.

Highfield Boulevard SE (and 42 Avenue SE) is identified as an Arterial Street that links Macleod Trail South with Ogden Road SE.

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The subject site(s) are identified as non-operating landfill sites and the Regulated Landfill Setback applies to it (Municipal Government Act Subdivision and Development Regulations {MGA-SDR}).

Municipal Government Act – Subdivision and Development Regulations (MGA - SDR)
http://www.qp.alberta.ca/documents/Regs/2002_043.pdf

As a former landfill, the site is surrounded by the regulated landfill setback and as such certain uses are restricted according to the Municipal Government Act – Subdivision and Development Regulations (MGA – SDR). Those uses are: schools, hospitals, food establishments, and Residences.

No Area Redevelopment Plan, Area Structure Plans or Community Plans, are in place for the area.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The current road-right-of-way was in place to accommodate the Highfield Boulevard SE road right-of-way (ROW). This application will reduce the road-right-of-way to 30 metres, which is the standard required by the City of Calgary's Roads Business Unit for any undivided arterial street such as Highfield Boulevard SE.

A Light Rail Transit (LRT) line is planned to run adjacent to the site (at the east edge, through the CN Railway lines) and a LRT station is planned next to the portion of the parcel identified as Block X (Plan 7160 AN), located south of Highfield Boulevard SE. Coordination with the Green Line team will be required to identify pedestrian connections, potential rail track setbacks, and other matters related to the development of the LRT station. The applicant is aware of this situation.

UTILITIES & SERVICING

Utilities are available, but development on the site is limited due to the regulated landfill setback.

ENVIRONMENTAL ISSUES

The site is a landfill in post closure care and as part of provincial legislation, a groundwater and methane monitoring program is in place.

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PUBLIC ENGAGEMENT

Community Association Comments

No area Community Association.

Citizen Comments

No Citizen comments were received by CPC report submission date.

Public Meetings

There were no public meetings held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Waste & Recycling Services (WRS) is submitting this road closure application to consolidate as much of the lands associated with the Highfield Landfill as possible. As the Highfield Landfill extends beneath Highfield Bv SE, WRS has contacted Calgary Roads to confirm the extent of the road right-of-way that can be consolidated with the adjacent titled parcel. This will allow WRS to be the Steward of most of the lands associated with the Highfield Landfill. This closure creates the minimum road right-of-way necessary for Highfield Bv SE adjacent to the Highfield landfill.

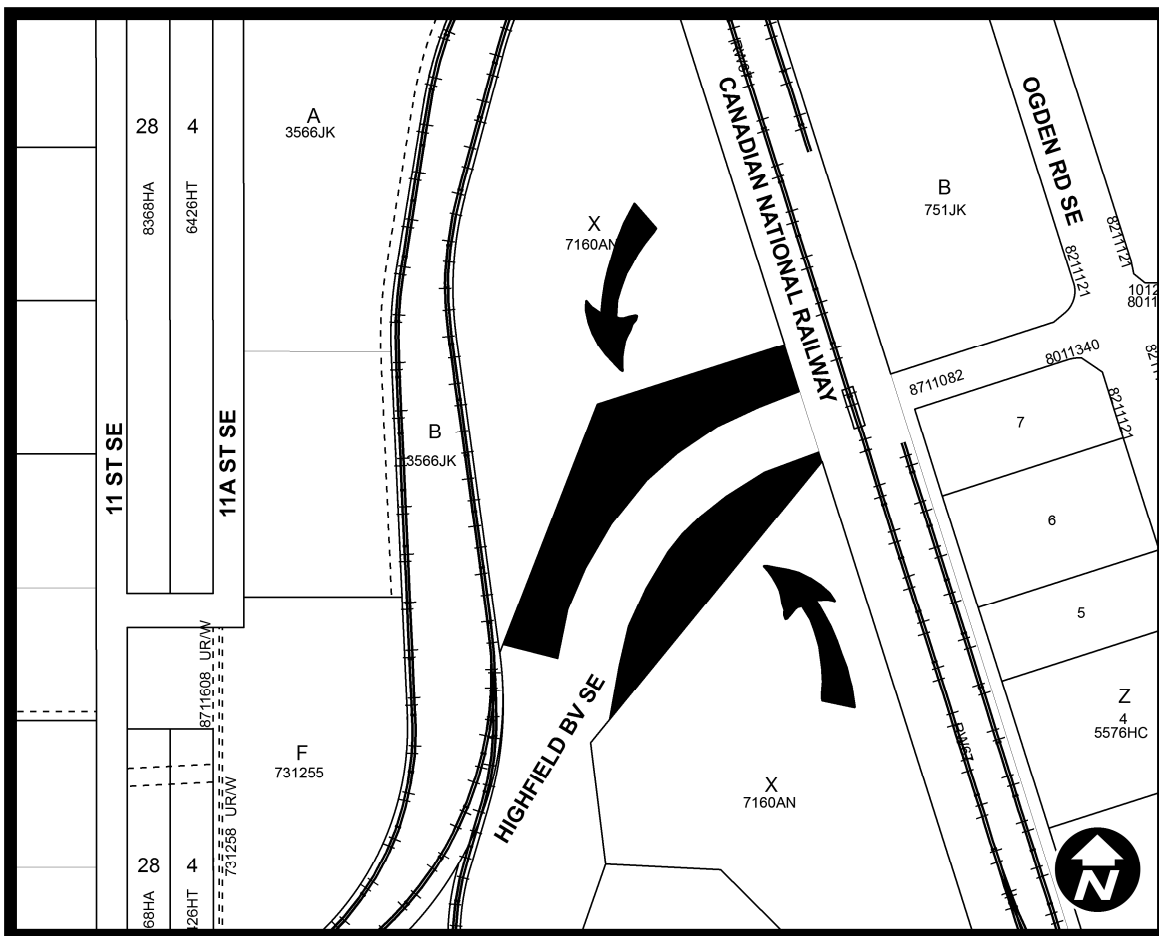
To ensure conformance with the Provincial Regulations associated with a landfill in post closure care, Waste & Recycling Services (WRS) requires that all lands associated with a city landfill have the land use of S-CRI. As this is the only land use within the Land Use Bylaw 1P2007 that can be used for a city landfill, to ensure compliance, WRS has submitted this land use application.

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APPENDIX II

ROAD CLOSURE MAP



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APPENDIX III

PROPOSED ROAD CLOSURE CONDITIONS

1. That all cost 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 a utility easement be provided and registered concurrently with the new-titled parcel and to the satisfaction of Development Engineering, the City Solicitor and ENMAX Power Corporation.
4. That the closed road right-of-way be consolidated with the adjacent lands located at 1370 and 1378 – 42 Avenue SE.