

**ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016**

**MAP 22NE**

**EXECUTIVE SUMMARY**

This application is for a land use amendment in the northeast quadrant of the city. The application proposes to close the old interchange area at the southwest corner of Métis Trail and Country Hills Boulevard NE and develop an existing wetland area. An Outline Plan was approved in 2007, at that time Métis Trail NE was an expressway and the wetland was to be protected. Since 2007, Métis Trail NE was reclassified as an arterial and the interchange area has been deemed surplus by the City. Due to development in the area, the viability of the wetland is no longer feasible.

The applicant only required a land use redesignation for the wetland and road closure areas. The wetland and road closure area however, could not be designated the same as the adjacent lands since the surrounding land is designated DC Direct Control District with the old I-2 General Light Industrial District in Bylaw 2P80 as the base district. As a result, the applicant proposes to redesignate a larger area than just the wetland and road closure area to eliminate the current DC District.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2015 November 19

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 2C2016 and 12D2016; and

1. **ADOPT** the proposed closure of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) of road (Plan 1512901, Area A) adjacent to 4041 Country Hills Boulevard NE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 2C2016.
3. **ADOPT** the proposed redesignation of 23.76 hectares  $\pm$  (58.71 acres  $\pm$ ) located at 4041 Country Hills Boulevard NE and the closed road (a portion of NW1/4 Section 22-25-29-4; Plan 1512901, Area A) from Special Purpose – Urban Nature (S-UN) District, DC Direct Control District and Undesignated Road Right-of-Way to Industrial – General (I-G) District and Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 12D2016.

**ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016**

**MAP 22NE**

---

**REASONS FOR RECOMMENDATION:**

Administration supports the proposed land use redesignation and road closure for the following reasons:

1. The road closure area is no longer required by the City.
2. The wetland in its natural state is not sustainable in the long term.
3. The land use changes eliminate an existing Direct Control District that was approved under the old 2P80 Land Use Bylaw.
4. The proposed land use complies with the policies of the Northeast Industrial Area Structure Plan.

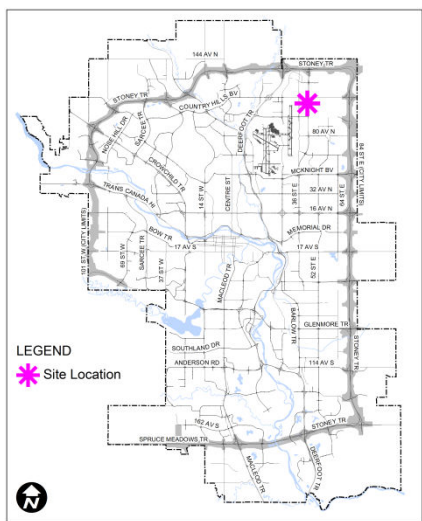
**ATTACHMENTS**

1. Proposed Bylaw 2C2016
2. Proposed Bylaw 12D2016

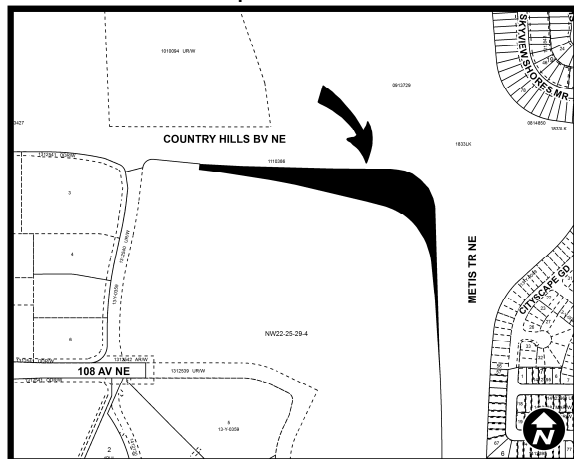
ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016

MAP 22NE

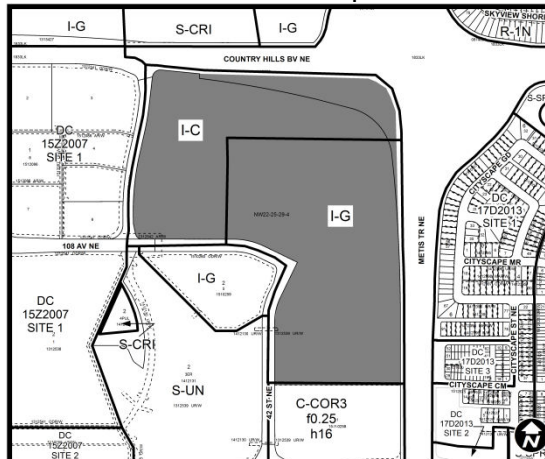
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016

MAP 22NE

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) of road (Plan 1512901, Area A) adjacent to 4041 Country Hills Boulevard NE, with conditions (APPENDIX II).

**Moved by: S. Keating**

**Carried: 5 – 1**

Opposed: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 23.76 hectares  $\pm$  (58.71 acres  $\pm$ ) located at 4041 Country Hills Boulevard NE and the closed road (a portion of NW 1/4 Section 22-25-29-4; Plan 1512901, Area A) from Special Purpose – Urban Nature (S-UN) District, DC Direct Control District and Undesignated Road Right-of-Way to Industrial – General (I-G) District and Industrial – Commercial (I-C) District.

**Moved by: S. Keating**

**Carried: 5 – 1**

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The Northeast ASP was designed to utilize the amenities of the airport and road infrastructure. The use of the I-C district, while part of the Industrial Land Use district group, seems to attract the commercial uses far more, albeit the auto sales lots further to the west on Country Hills Boulevard NE.
- The ASP goes further in its description of where/how much commercial uses are appropriate, given we have a designated gateway commercial just to the south, this use of I-C is a bridge too far in my mind and breaches the intent of the ASP

Comments from Ms. Gondek:

- It would be prudent to clarify whether a Community Association (or the FCC by proxy) could or should weigh in on applications that are not residential. If an industrial or commercial area stands to impact neighbouring residents, is it appropriate to engage the Community Association? In this example with Cityscape immediately across Métis Trail NE, the FCC could have provided comment on behalf of the emerging community.

ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016

MAP 22NE

**Applicant:**

Idea Group

**Landowner:**

Shepard Jacksonport Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is relatively flat agricultural land with some stripping and grading disturbance. The wetland remains undisturbed. The subject site was originally approved on 2007 July 16, at that time Métis Trail NE was an expressway. Since 2007, Métis Trail NE was reclassified as an arterial and the interchange area has been deemed surplus by the City.

**LAND USE DISTRICTS**

Currently the subject land is designated Special Purpose – Urban Nature (S-UN) District and DC Direct Control District using the old I-2 General Light Industrial District in Bylaw 2P80 as the base district. The applicant only required a land use redesignation for the wetland and road closure areas. The wetland and road closure area however, could not be designated the same as the adjacent lands since the surrounding land is designated DC Direct Control District using the old I-2 General Light Industrial District in Bylaw 2P80 as the base district. As a result, the applicant proposes to redesignate a larger area than just the wetland and road closure area to eliminate the current DC District.

The developer proposes to develop the existing wetland area. An updated Biophysical Impact Assessment was completed and it was determined the wetland is not sustainable in the long term once the area is fully developed. The old I-2 District contained uses within the district that were not industrial such as schools, hotels/motels, automotive sales and financial institutions. The applicant requested that the listed uses within the DC District be allowed within the new land use district. Through negotiations with the applicant, a portion of land is proposed to be redesignated to the I-G District and a portion to the I-C District. The area designated I-C maintains some continuity with the previous DC District on the site, while the I-G district strengthens this area as a predominantly light industrial area.

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP)**

The subject site is designated as Planned Greenfield with Area Structure Plan (ASP) within the Municipal Development Plan (MDP).

**ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016**

**MAP 22NE**

---

Northeast Industrial Area Structure Plan (ASP)

The subject site is designated as Business/Industrial Area. Light industrial uses shall be the predominant use. Medium industrial uses, office uses, local commercial uses, service commercial uses and secondary commercial uses may also be permitted where compatible and appropriate.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required as part of this application.

**UTILITIES & SERVICING**

The subject site will be serviced as part of the subdivision development occurring in the area.

**ENVIRONMENTAL ISSUES**

There are no environmental issues associated with this application.

**ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability will be addressed at the development permit application stage.

**GROWTH MANAGEMENT**

There are no growth management issues.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The subject site doesn't fall within a community association boundary.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held for this application.

**ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016**

**MAP 22NE**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

1. As a result of the approved reclassification and downgrade of Metis Trail from an expressway to an arterial major road, the proposed interchange located at the intersection of Métis Trail (MT) and Country Hills Blvd (CHB) will no longer exist. Portions of lands previously sold to the city for expressway in accordance LOC2006-0089 outline plan conditions are available for purchase from the city (~acres). As part of the purchase and this application a road closure application will need to be submitted and rezoning of the available lands. The road closure area will be consolidated with the adjacent lands.
2. Rezoning the existing 5.02 acres of PE (ER) to I-C and I-G is required to ensure the proposed ~3.8 acres of expressway lands SJL intends to purchase (as noted in Item 1 above) are both usable and serviceable. In accordance with the approved wetland compensation agreement in place for these lands, SJL understands that compensation will be required as part of this rezoning. In addition to the rezoning SJL recognizes that amendments to the approved Staged Master Drainage Report and Storm Pond Design Report will need to be reviewed and approved by Water Resources. Amendments to both reports are attached.
3. The remaining lands will be re-designated as an I-G and I-C split with approximately 28.39 acres being re-designated at I-C adjacent 38 Avenue NE and Country Hills Blvd NE and the remaining lands being re-designated I-G to come into conformance with the current 1P2007 Land Use bylaw.

**ROAD CLOSURE AND LAND USE AMENDMENT  
STONE 3 (WARD 3)  
COUNTRY HILLS BOULEVARD NE AND MÉTIS TRAIL NE  
BYLAWS 2C2016 AND 12D2016**

**MAP 22NE**

---

**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 the closed road right-of-way be consolidated with the adjacent land located at 4041 Country Hills Boulevard NE.