

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0069

Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 6620 – 36 Street NE,
LOC2019-0147

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Eagle Builders LP on behalf of the landowner, Jam Hospitality Inc on 2019 September 19. This application proposes to amend the floor area ratio (FAR) modifier of an existing Industrial – Business (I-B) District to allow for:

- a maximum building height of 12 metres (no change from the current maximum);
- a maximum floor area ratio of 0.75 (an increase from the current maximum of 0.5); and
- the uses listed in the I-B District.

The proposal conforms with the *Saddle Ridge Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. A development permit application for a one-storey retail building has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.64 hectares ± (4.04 acres ±) located at 6620 – 36 Street NE (Meridian 4, Range 29, Township 25, Section 10, Portion of Legal Subdivision 4) from Industrial – Business f0.5 (I-B f0.5) District **to** Industrial – Business f0.75 (I-B f0.75) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JANUARY 23:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 1.64 hectares ± (4.04 acres ±) located at 6620 – 36 Street NE (Meridian 4, Range 29, Township 25, Section 10, Portion of Legal Subdivision 4) from Industrial – Business f0.5 (I-B f0.5) District to Industrial – Business f0.75 (I-B f0.75) District; and
2. Give three readings to **Proposed Bylaw 29D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by Eagle Builders LP on behalf of the landowner, Jam Hospitality Inc on 2019 September 19. Their proposal is outlined in the

Approval(s): **T. Goldstein** concurs with this report. Author: **K. Cohen**
City Clerks: **A. Pendola**

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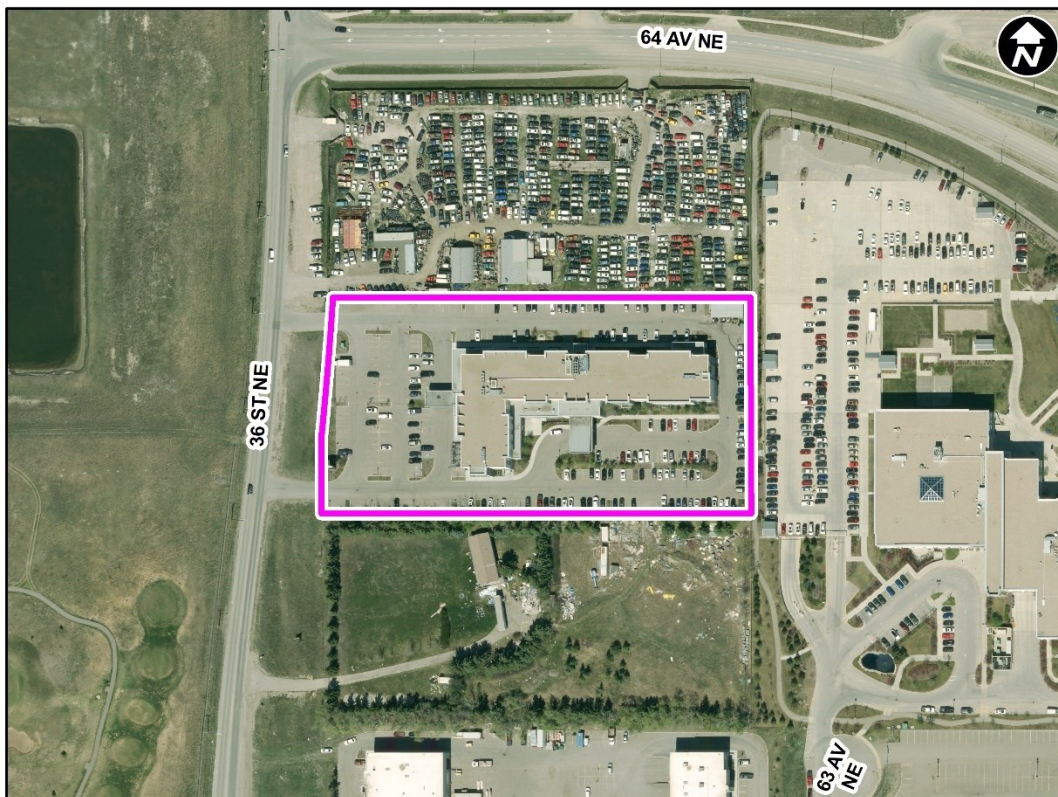
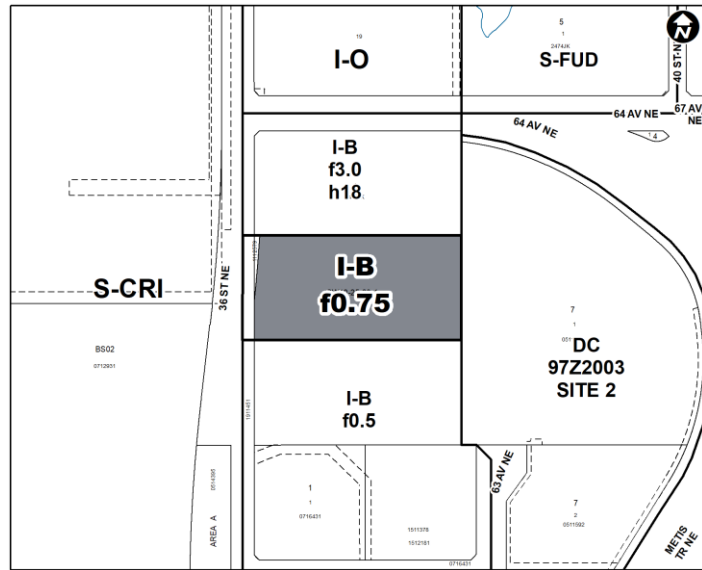
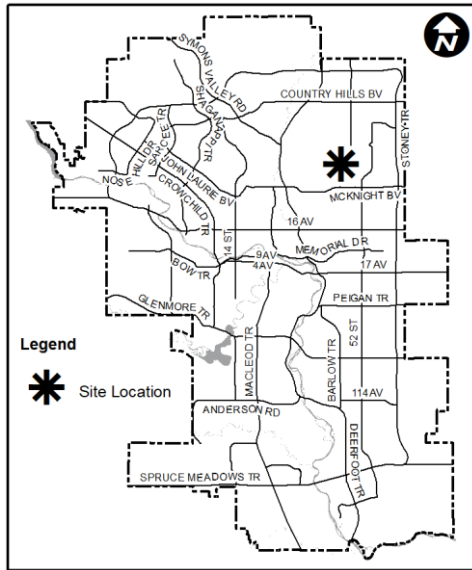
Applicant's Submission (Attachment 1). A development permit application (DP2019-3744) was submitted on 2019 July 23 for a one-storey retail building, and is ready to be approved pending a decision on this land use amendment application. See Attachment 2 for a summary of the development permit.

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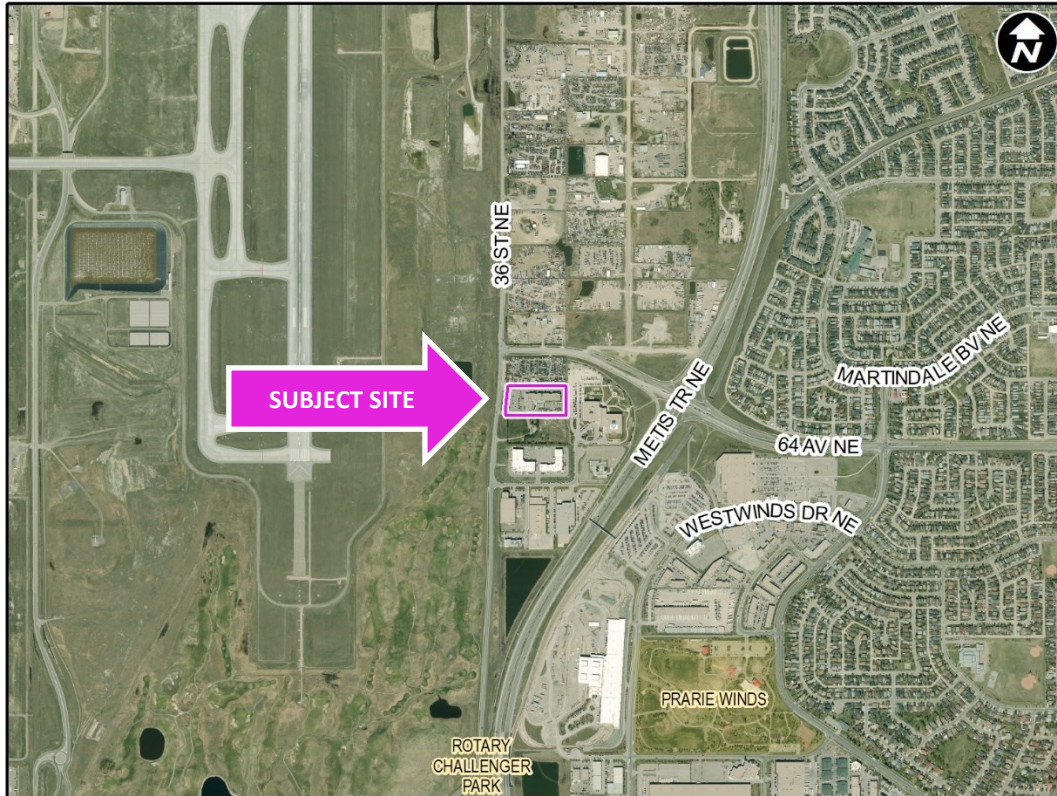
Location Maps



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Site Context

The subject site is located in the community of Saddle Ridge Industrial on the east side of 36 Street NE, south of 64 Avenue NE. The site is approximately 1.64 hectares (4.04 acres) in size, with approximate dimensions of 180 metres by 91 metres. The site is currently developed with a 3-storey hotel and restaurant.

The surrounding area is characterized by predominantly industrial and office uses. The Calgary International Airport is located west of the site across 36 Street NE. The parcel immediately east of the site contains the ATB Financial Calgary Campus.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will further facilitate the development of the subject site in a way that is contextually appropriate. This will contribute to the growth of this developing industrial area, as envisioned by the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*.

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Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The subject site is currently designated as the Industrial – Business f0.5 (I-B f0.5) District. The district is intended to be characterized by prestige, high quality, manufacturing, research and office developments.

The proposed change to the modifiers would maintain the existing I-B District while increasing the maximum Floor Area Ratio (FAR) to 0.75, allowing for the construction of a one-storey retail building on the site next to an existing hotel. This building would provide support retail services for surrounding businesses, as well as guests of the hotel.

Development and Site Design

The rules of the proposed I-B District will provide guidance for future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this site, development permit evaluation has focused on integrating the retail building with the existing development on the site.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

Transportation

Pedestrian access to the site is available from a pathway along the eastern edge of the site. The site is a 9-minute walk (roughly 800 metre) from McKnight-Westwinds LRT Station. Vehicular access is available from 36 Street NE.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No responses from the public were received, and there is no Community Association for this area. No further engagement was conducted by the applicant or Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Standard Industrial area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The MDP notes that uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees may be supported.

Saddle Ridge Area Structure Plan (Statutory – 1984)

The site is located within Development Cell F of the [Saddle Ridge Area Structure Plan](#) (ASP). It is indicated as Industrial on the land use map. The purpose of this area is to provide for the development of a fully serviced industrial park. The site is fully serviced and is designated as an industrial district.

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Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located entirely within the 35-40 NEF (Noise Exposure Forecast) and the 40 NEF Contours. The Calgary International Airport Vicinity Protection Area Regulation (AVPA) is intended to ensure compatible development around the airport and mitigate the impacts of aircraft noise through the prohibition of certain land uses. No residential uses would be allowed within the proposed land use redesignation area as a result of the restrictions put in place by the AVPA. This application is proposing a use that is in compliance with the AVPA Regulation.

Social, Environmental, Economic (External)

Increasing the maximum FAR will allow for the construction of an additional building on the site, which provides more efficient use of land and existing infrastructure within walking distance of an LRT station.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies of the *Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*. The proposal represents a modest increase in the commercial area of an industrial park which will be compatible with the surrounding land uses.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2019-3744) Summary
3. **Proposed Bylaw 29D2020**