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CITY CLERK'S DEPARTMENT

Mayor & councillors

Land use Re-designation and Outline Plan for site at 8607 & 8825 52nd Street N.E., Calgary.

Existing land use designation- Future Urban Development (S-FUD)

Proposed land use designation- Direct control Commercial Corridor 1 (DC)C-COR1 f2.5 h23, Multi residential- high density medium rise (M-H2) f4 h23 & S-SPR

Site context based on land use designation.

The area adjacent and close to the subject site consists of lands that are zoned commercial, Multi residential- high density medium rise (M-H2), Residential-Narrow parcel one dwelling(R-1N), Special Purpose- Future Urban Development (S-FUD) and Special Purpose-School, park and Community Reserve (S-SPR). The majority of the existing built form in Cell D is currently single detached dwellings and various outbuildings. This specific site is located directly east of the Cell D Neighbourhood Activity Centre (NAC).The site is located very close to the future LRT Station.

This is the first development after the approval of saddle ridge cell D ARP amendment on January 16th 2016. Before the 2016 ARP amendment, the flight development was approved. But, no building has been built yet.

Site Context-

The total land area is 8.75 acres. The North side of the land faces 88th Avenue N.E.(Arterial street). South side of the land faces 84th Avenue N.E.. East side of the land faces 52nd Street N.E.(Arterial street) & West side of the land faces the Flight Project at NE. Both 52nd Street and 88Avenue are designated as Arterial Streets, offering special exposure to the commercial lands proposed in this Land Use.

Proposed development provides the land for expansion of 88 ave & 52nd street (Arterial street) to add two lanes each, and provides 85th ave connection from flight project to 52 street NE.

Site Layout & response to Saddle Ridge Area Structure Plan(ASP) policies

This is an optimal location for commercial development as it is located at the intersection of two arterial streets: it extends on approved commercial in the area; and provides a segue to the NAC and community core. Site is in proximity to the NAC and will include a significant community entrance at 85 Avenue NE which provides access to the NAC.

The proposed mixed used development will include commercial, office (mainly medical) and residential (including independent living facility). Majority of the buildings have a commercial area for the podium level and residence and office for the floors above. Specifically the two & three storeys buildings have ground floor commercial and the 2nd & 3rd storeys are office spaces. Most of the 2 to 3 storey buildings will be facing 88 Ave. N.E. (Arterial Street) and 52 street NE (Arterial street).

Proposed 3m wide multi use pathway along the 52 street NE & 88 ave NE creates an active street edge for street oriented building in the proposed development.

Park space located at 52 street NE & 84 ave NE will provide added value for the area and it is beneficial to proposed mosque & school at 84 ave NE & 52 street NE (south west corner).

The proposed land use re-designation and outline plan application is consistent with policies of Saddle Ridge Area Structure plan cell D

1. Proposed site land use concept is consistent with the adjacent "Flights" approved outline plan. Furthermore, it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Site Access & Traffic

The site access will be on 88th Avenue(Arterial Street), 52 street (Arterial Street), 85th Avenue & 84th Avenue N.E.

Site location at the intersection of two arterial streets, & primary collector street (85th ave N.E.) options for locations and configurations of site accesses was reviewed by the transportation consultants (JCB Engineering & Watts Engineering) to plan for safe and efficient conditions.

Market study

The market study conducted by Colliers confirms a strong need for commercial space as proposed. This is further enforced by the evidence of strong interest through formal reservations for commercial and office spaces in this development as outlined below.

Market response

Over sixty thousand square feet have been reserved for future sale in this project, subject to land use approval. These reservations include a Medical Center, Restaurants, Fast Foods and other small business operations.

Parking

All of the residence and business owners parking is underground with surface parking for retail uses.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.