

**DISPOSAL OF RESERVE AND LAND USE AMENDMENT
SADDLE RIDGE INDUSTRIAL - WARD 3
METIS TRAIL NE AND 76 AVENUE NE
BYLAW 182D2017**

MAP 10NE

EXECUTIVE SUMMARY

The site is located at 4211 - 76 Avenue NE in the community of Saddle Ridge. This land use amendment application seeks to redesignate the subject site from Special Purpose – School, Park and Community Reserve (S-SPR) District to the Special Purpose – Community Service (S-CS) District to accommodate a parks maintenance facility greater than 300 square metres in size (Park Maintenance Facility – Large).

The site is currently designated Municipal Reserve. While Municipal Reserve (MR) lands allow for a limited range of park support and maintenance uses, they are not intended to provide for large scale municipal maintenance and depot operations, and as such, a disposition of reserve is required to accommodate this proposal.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 April 06

1. That Calgary Planning Commission recommends **APPROVAL** of the proposed Disposal of Reserve.
2. That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council Adopt by Resolution, the proposed Disposition of Reserve and hold a Public Hearing on Bylaw 182D2017; and

1. **ADOPT**, by Resolution, the proposed disposition of 1.23 hectares \pm (3.03 acres \pm) located at 4211 - 76 Avenue NE (Plan 2474JK, Block 2) with compensation for the road widening to be deposited in the Municipal Reserve Fund in the amount of \$18,600.00, dependent on the final survey, in accordance with Administration's recommendation, and
2. **AUTHORIZE**, by Resolution, the Director, Parks and the City Clerk enter into an agreement with the Calgary Separate School Board and the Calgary Board of Education regarding the disposition of the 1.23 hectares \pm (3.03 acres \pm) located at 4211 - 76 Avenue NE (Plan 2474JK, Block 1) setting out what will occur if the City discontinues the use of the lands for municipal purposes.

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3. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.
4. **ADOPT** the proposed redesignation of 1.23 hectares \pm (3.03 acres \pm) located at 4211 – 76 Avenue NE (Plan 2474JK, Block 2) from Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – Community Service (S-CS) District, in accordance with Administration's recommendation; and
5. Give three readings to the proposed Bylaw 182D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable policies of the Municipal Development Plan and the Saddle Ridge Area Structure Plan. The disposition of reserve portion of this application complies with the requirements of the Municipal Government Act.

The proposed S-CS district is compatible with adjacent land uses and provides a greater flexibility with respect to size of a future parks maintenance facility on the site.

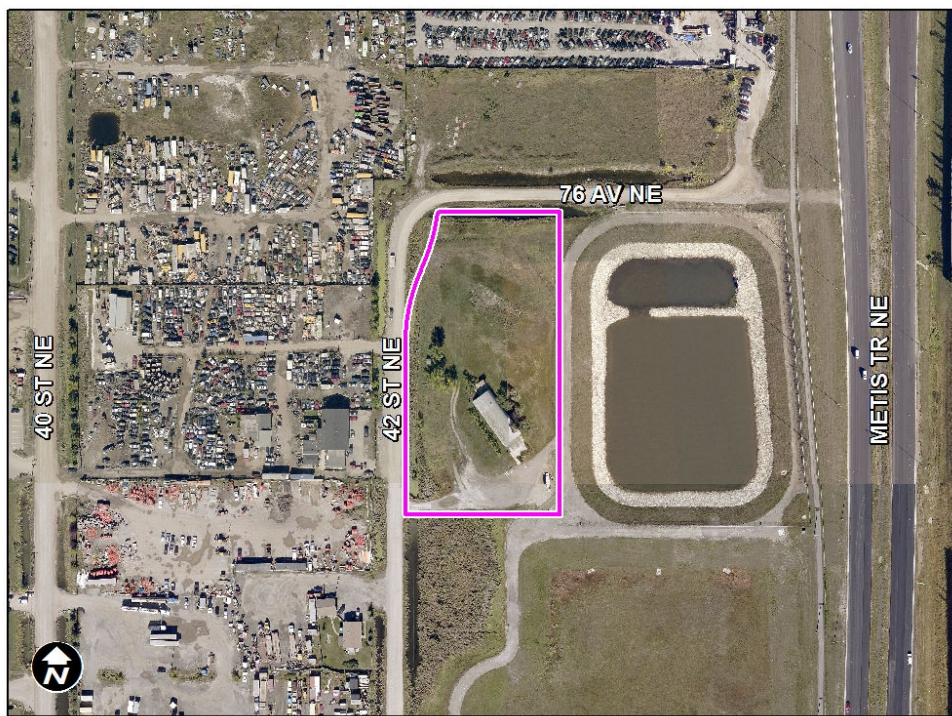
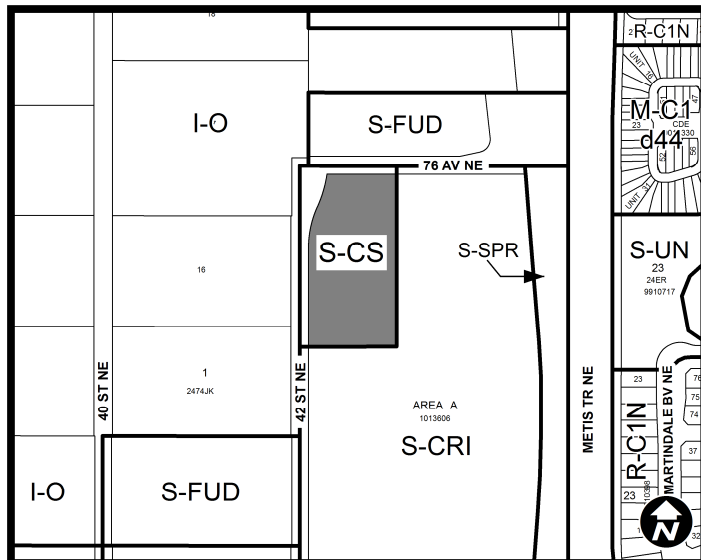
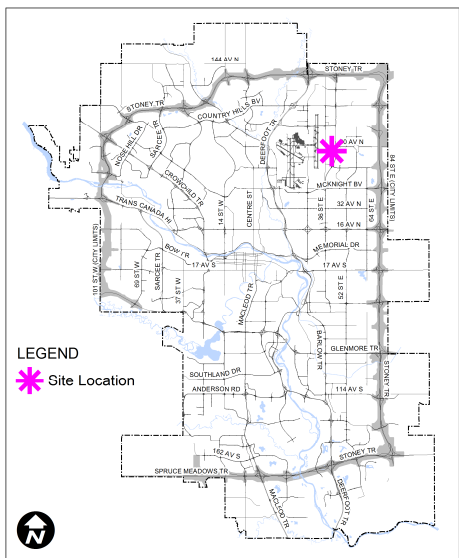
ATTACHMENT

1. Proposed Bylaw 182D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by Resolution, the disposition of 1.23 hectares \pm (3.03 acres \pm) located at 4211 - 76 Avenue NE (Plan 2474JK, Block 2) with compensation for the road widening to be deposited in the Municipal Reserve Fund in the amount of \$18,600.00, dependent on the final survey.

Moved by: M. Foht **Carried: 7 – 0**
2. Recommend that Council **AUTHORIZE**, by Resolution, the Director, Parks and the City Clerk enter into an agreement with the Calgary Separate School Board and the Calgary Board of Education regarding the disposition of the 1.23 hectares \pm (3.03 acres \pm) located at 4211 - 76 Avenue NE (Plan 2474JK, Block 1) setting out what will occur if the City discontinues the use of the lands for municipal purposes.

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3. Recommend that Council **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

Moved by: M. Foht **Carried: 7 – 0**
4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.23 hectares \pm (3.03 acres \pm) located at 4211 – 76 Avenue NE (Plan 2474JK, Block 2) from Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – Community Service (S-CS) District.

Moved by: M. Foht **Carried: 7 – 0**

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Applicant:

Parsons

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northeast quadrant of the city in the community of Saddle Ridge along 76 Avenue NE and 42 Street NE. A range of outdoor light industrial uses exist to the west of the parcel and to the east is Métis Trail NE. Residential development is located further east beyond Métis Trail NE. The site is relatively flat with little vegetation. The site is currently being used a small maintenance facility by the City Parks department.

LAND USE DISTRICTS

The current S-SPR land use district restricts the size of a parks maintenance facility to a maximum of 300.0 square metres and therefore does not allow for the anticipated use of Parks Maintenance Facility – Large. There are two special purpose land use districts available in the Land Use Bylaw 1P2007 (S-R and S-CS) which include the discretionary use of Parks Maintenance Facility – Large. The proposed Special Purpose – Community Service (S-CS) District is the more appropriate of the two given that the Special Purpose – Recreation (S-R) District is primarily intended for a range of recreational uses.

The proposed S-CS district is intended to accommodate education and community uses located within buildings including the use of Park Maintenance Facility –Large as a discretionary use. The desired use of Parks Maintenance Facility – Large is intended for buildings that allow for the storage of vehicles, equipment and materials greater than 300 square meters in gross floor area.

DISPOSITION OF MUNICIPAL RESERVE

The site is currently designated Municipal Reserve. The Municipal Government Act does not allow for Municipal Reserve lands to be used for large scale municipal maintenance and depot operations. The Municipal Government Act, Division 9, 671(2) indicates that a municipal reserve parcel can only be used for the following purposes:

- (a) A public park;
- (b) A public recreation area;
- (c) School board purposes;
- (d) To separate areas of land that are used for different purposes.

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Given this, a disposition of reserve is required to accommodate this proposal (Appendix II). The Joint Use Coordinating Committee at its meeting of 2013 March 15 supported the disposition of reserve for the Parks Maintenance Facility - Large and requested that following the disposal of reserve, a memorandum of understanding will be signed between the Joint Use Coordinating Committee (JUCC) and the Calgary Board of Education in order to ensure documentation of owed reserve.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Statutory 2009)

The subject site is located within the Standard Industrial Area of the Municipal Development Plan. The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. The Standard Industrial Area typology encourages the development and retention of a broad range of industrial uses and activities that support the industrial function of the broader area.

Saddle Ridge Area Structure Plan (Statutory 2007)

The subject site is located within Cell F of the Saddle Ridge Area Structure Plan. The ASP states that the area to the west of Métis Trail NE (Cell F) should allow for industrial uses including limited-serviced industrial activities.

The proposed S-CS district includes a package of permitted and discretionary uses which are in keeping with the Area Structure Plan's objectives.

Calgary International Airport Vicinity Protection Area Regulation (AVPA)

The Airport Vicinity Protection Area identifies the site as within the 30 Noise Exposure Forecast contour. The AVPA does not prohibit the anticipated use of Parks Maintenance Facility – Large in this location.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required as part of this application. A TIA may be required at the development permit stage.

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During the circulation process of the application it was determined that additional lands for road widening purposes are required on 76 Avenue NE and 42 Street NE. Subsequently, the Joint Use Coordinating Committee at its meeting of 2015 July 17 approved the disposition for road widening purposes and requested that compensation for these lands be deposited into the Municipal Reserve Fund.

Vehicular access to the site is available via 42 Street NE.

UTILITIES & SERVICING

There are no existing utilities to service the subject site and Acreage Assessments are owing on the parcel which are payable at the development permit stage. Servicing is not immediately available for the site; however, when this area redevelops into an industrial park services will become available and the subject site will be required to connect to these services.

ENVIRONMENTAL ISSUES

An environmental Site Assessment was not required for this application.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

The application was circulated twice, once in 2013 and again in 2015 as a courtesy to the adjacent landowners, affected agencies and the Saddle Ridge Community Association.

Community Association Comments

The Saddle Ridge Community Association provided a response with no objections to the proposal.

Citizen Comments

No comments were submitted by local residents at the time of writing this report.

Public Meetings

The applicant or Administration held no public meetings for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The proposed redesignation would change a 1.2 ha (3 ac) City-owned parcel in the Saddle Ridge industrial area from S-SPR to S-CS to allow the construction of a **Parks Maintenance Facility – Large**. The subject parcel is a Municipal Reserve (MR) parcel however the proposed use, Parks Maintenance Facility—Large, is not an allowable use on Reserve land.

The site is in the Saddle Ridge industrial area and is surrounded on the north and west by salvage and vehicle storage yards, and on the south and west by a city owned parcel which is being used for storm water management and Metis Trail development. Currently the Quonset that served as the Saddle Ridge Community Association hall for many years is on the site. Parks Department is considering upgrading the building and incorporating it into the Parks Depot.

The site is unserviced and flat. 76 Av NE forms the north edge of the site and 42 St NE forms the west edge. These are both gravel roads with ditches. The site is above the 30 NEF contour however this maintenance facility use is allowable in this NEF area. The Saddle Ridge ASP is the policy document for the area and recognizes that the area will develop eventually as a fully serviced industrial park. The proposed Parks facility will be designed to hook into piped water and sewer services when they are extended to the area.

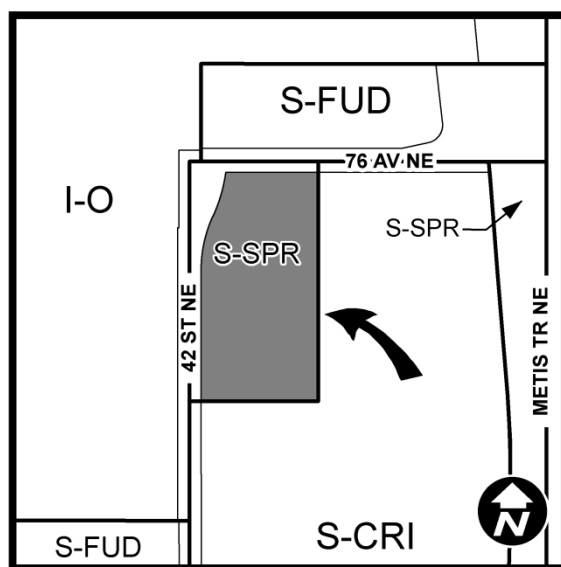
The current designation S-SPR does not allow the **Parks Maintenance Facility – Large** use necessitating this redesignation. There are other unserviced storage/parking uses in the area and the proposed Parks depot will be a definite improvement over most of the area structures. The adjacent businesses will be informed of the proposed development.

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APPENDIX II

DISPOSAL OF RESERVE



SADDLE RIDGE INDUSTRIAL

 AREAS TO BE REMOVED FROM RESERVE STATUS