

Applicant Submission

2023 December 15



**APPLICANT SUBMISSION FORM
LAND USE AMENDMENT
#1000, 4715 – 88 AV NE**

The subject property is located within the Calgary International Airport Vicinity Protection Area (AVPA). The property is located within the 20-25 noise exposure forecast area (NEF) contour area. The proposed Billiard Parlour Use is not prohibited within this NEF contour area according to the AVPA Regulation which presents development constraints on this parcel of land. The landowner acknowledges the existing AVPA Regulation and has no intention to incorporate any prohibited uses on this land in the future.

The subject site is located within the Developing – Residential – Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The MDP recognizes that ASP's for planned greenfield areas in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community. Further reviews of, and amendments to ASP's will be required to align with the policies of the MDP. The proposed development aligns with the Planning objectives of the MDP.

Transportation & Environmental Considerations

Vehicular access to the subject site is from 88 Avenue NE and Guru Nanak Gate NE and 88 Avenue NE is classified as an arterial street as per the *Calgary Transportation Plan*.

The site is serviced by Calgary Transit bus route (Routes #59 and #100). This route provides service to adjacent residential communities and connects directly to the Saddletowne LRT Station which serves as a key destination along the Blue Line NE segment of the greater LRT and Primary Transit network (PTN).

The proposed development will not have a material impact to the existing approved quantity of parking supply located upon the subject site.

Although the site is primarily auto orientated in nature, pedestrian access is available from 88 Avenue NE and Guru Nanak Gate NE respectively.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

The subject site is a highly visibility location along 88 Avenue NE which makes it a prime candidate for the proposed C-C1 district. The proposed use compliments the commercial uses already approved upon the subject site and will provide a social gathering opportunities while complementing the surrounding uses and the entire area. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.



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Executive Summary

The subject site is a 0.38 hectare land parcel situated at #1000-4715 88 NE in the residential community of Saddleridge. The project team is happy to submit a Land Use Amendment to allow for a future new Billiard Parlour use that will be located within the existing development that will compliment other uses that are currently approved on the subject site.

The proposed C-C1 District Community One (C-C1) District that would allow for the use of Billiard Parlour. C-C1 parcels are intended for small to medium scale commercial developments that are located on 88 Avenue NE. We wish to preserve these design principles with this application as per the policy framework which governs the area.

The proposed redesignation will also allow for an additional use that is currently not allowed under the existing C-N1 District. This will provide our client greater flexibility for future development upon the subject site. Furthermore, the proposed use of Billiard Parlour will complement the surrounding residential and commercial retail uses that comprise the dominant use pattern within the area.

Development Vision

The proposed use of Billiard Parlour will be retrofitted within suites 224, 226, 228 which is located within the newly constructed 2-storey commercial building that is orientated towards 88 Avenue NE and Guru Nanak Gate NE. All applicable rules of the proposed C-C1 District and Part 4 Use rules of the 1P2007 Land Use Bylaw will provide the design framework required to submit final concepts at the Development Permit Review stage.

Site Context

The subject site is located in Saddleridge, a residential community located in the northeast quadrant of the city. The area is comprised of a wide variety of residential and supporting commercial uses. The subject site is surrounded by the following uses that consist of, but are not limited to the following:

North – Residential Community of Saddleridge;
East – Commercial Development;
West – Commercial Development; and
South – Commercial – Neighbourhood 2 District parcel.

Planning Policy Review

The subject parcel is located within Cell D of the Saddleridge Area Structure Plan (ASP) Area as identified on Map 5: Development cells of the plan. Section 4.2.3.2 (Composition of Cell D Neighbourhood) cites that Complementary Neighbourhood scale commercial and employment uses outside of the Neighbourhood Activity Centre may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations. The proposed use aligns with the objectives of the ASP. The application is proposing to expand on the allowable list of uses on site, in proximity to residential and commercial uses and does not change the existing character of the area.

The subject site is located at a community entrance location that will attract prospective users to the site, specifically individuals who are employed and reside within the Saddleridge community. The proposed Billiard Parlour use in combination with those presently operating within the area will be beneficial for all land and business owners within the area as they continue to grow and maintain their own operations respectively.