

**LAND USE AMENDMENT
SADDLE RIDGE INDUSTRIAL (WARD 3)
64 AVENUE NE AND 36 STREET NE
BYLAW 270D2016**

MAP 10NE

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate one parcel of land located in the northeast Saddle Ridge Industrial area from Industrial – Outdoor (I-O) District to Industrial – Business (I-B f3.0h18) District to allow for future redevelopment of the site with business industrial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 August 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 270D2016; and

1. **ADOPT** the proposed redesignation of 1.62 hectares ± (4.00 acres ±) located at 6728 – 36 Street NE (Plan 2474JK, Block 4, Lot 2) from Industrial – Outdoor (I-O) District **to** Industrial – Business f3.0h18 (I-B f3.0h18) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 270D2016.

REASONS FOR RECOMMENDATION:

The proposal allows for employment oriented uses, additional building floor area and building height on a parcel in proximity to the McKnight-Westwinds LRT station. The proposed development intensity increase and suite of I-B uses is in keeping with the applicable policies of the Municipal Development Plan, Saddle Ridge Area Structure Plan (ASP) and Transit Oriented Development Policy Guidelines. The I-B District allows for development that can provide for high-employee densities and is consistent with the surrounding development context, particularly south of 64 Avenue NE. In addition, the proposal allows for the transition of this parcel from unserviced outdoor industrial uses to a fully serviced industrial-business development as envisioned in the ASP.

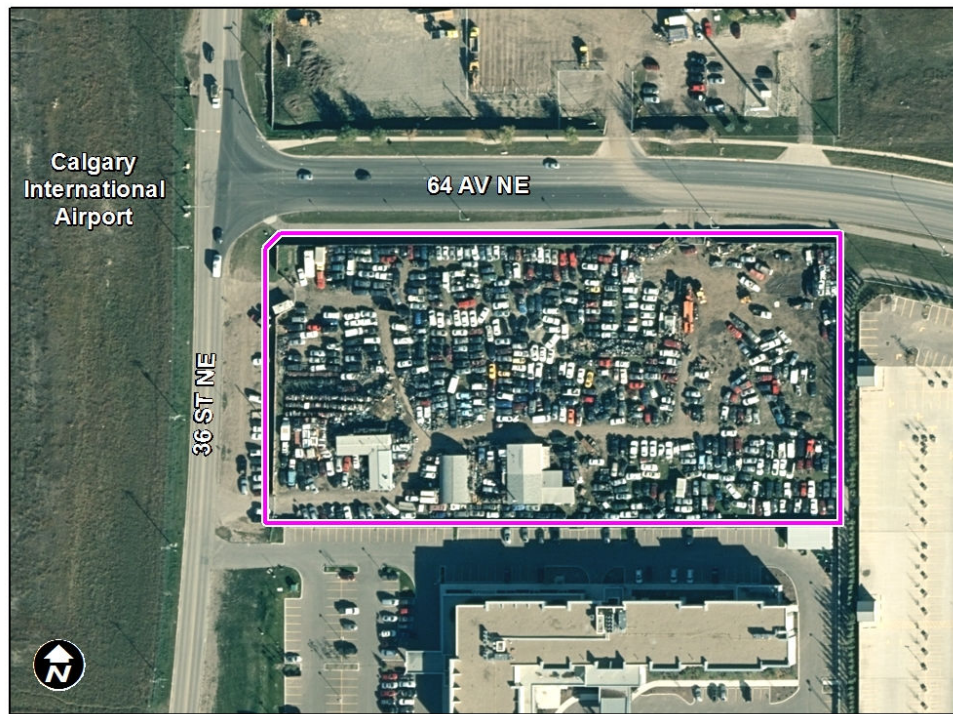
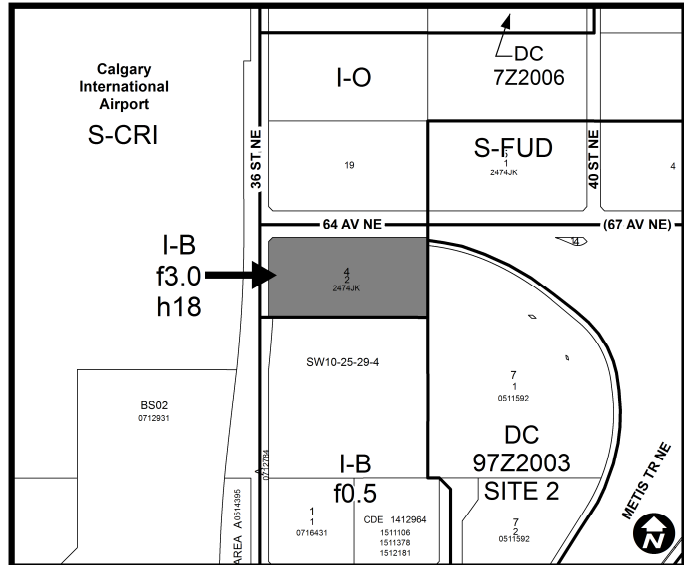
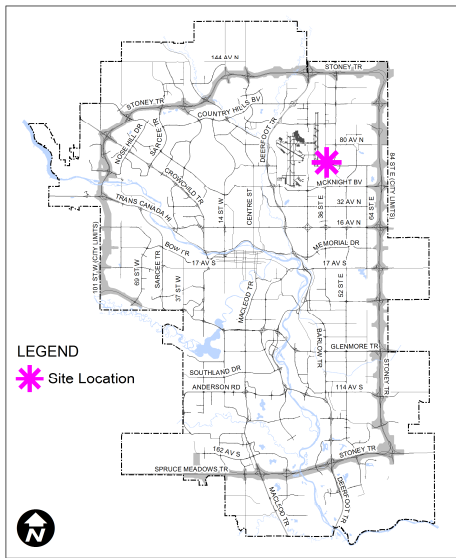
ATTACHMENT

1. Proposed Bylaw 270D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 6728 – 36 Street NE (Plan 2474JK, Block 4, Lot 2) from Industrial – Outdoor (I-O) District **to** Industrial – Business f3.0h18 (I-B f3.0h18) District.

Moved by: R. Wright

Absent: S. Keating and G. Morrow

Carried: 6 – 0

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Applicant:

Seika Architecture

Landowner:

Rai Enterprises Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the Saddle Ridge Industrial area at the corner of 64 Avenue NE and 36 Street NE. The site is relatively flat and is accessed from both 64 Avenue NE and 36 Street NE. The site is being used for outdoor vehicle storage and parts sales and is developed with several small buildings located primarily on the southern edge of the site.

Lands to the north of 64 Avenue NE consist of unserviced industrial lots that are primarily used for outdoor industrial storage. Lands surrounding the subject parcel to the south of 64 Avenue NE consist of a mix of serviced industrial business uses and include a hotel as well as office and warehouse buildings. The Calgary International Airport is located immediately to the west across 36 Street NE. The McKnight-Westwinds LRT Station is located approximately 400 metres to the southeast.

LAND USE DISTRICTS

The parcel is currently designated Industrial – Outdoor (I-O) District. The I-O District allows for a range of outdoor industrial uses on parcels with limited or no city services. The proposed designation is an Industrial – Business (I-B f3.0h18) District. The I-B District is characterized by prestige, high quality, manufacturing, research and office developments located on fully serviced parcels in highly visible locations. The proposed district would allow for a maximum building height of 18 metres and floor area ratio (FAR) of 3.0 or approximately 48,900 square metres (527,000 square feet) of building floor area. Should this application be approved, the existing uses of the site would become legally non-conforming, which the applicant is aware of.

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 / Approved by Council – 2009)

Map 1 of the Municipal Development Plan (MDP) identifies the subject lands as *Standard Industrial*. The *Standard Industrial Area* consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. Generally, the *Standard Industrial* policies allow

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for the development of a broad range of industrial uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees. The proposal is in keeping with these policies.

Saddle Ridge Area Structure Plan (Statutory / Approved by Council – 1984)

The subject parcel is located within Cell F as identified on Map 5 of the Saddle Ridge Area Structure Plan (ASP). Cell F is comprised primarily of unserviced industrial lots located in close proximity to the Calgary International Airport. The overall vision for Cell F is for the area to develop into a fully serviced industrial park. To assist with transition of Cell F to a fully serviced industrial park, lands south of 80 Avenue NE are only to be redesignated to allow for fully serviced industrial uses. Given that the lands located within Cell F south of 64 Avenue NE are serviced already or have municipal services available, this application is in keeping with the intent and policies of the ASP.

Transit Oriented Development Policy Guidelines (Non-Statutory / Adopted by Council – 2004)

The Transit Oriented Development (TOD) Policy Guidelines are intended to provide policy direction for development in areas located within 600 metres of a Transit Station. TOD Guidelines support land uses that encourage transit use and a land use pattern that allows for high-employee and/or residential densities. The Guidelines seek to limit non transit supportive land uses that generate high levels of vehicle activity and are oriented towards automobile use.

The application is in keeping with the TOD Policy Guidelines as it allows for uses and a development form that is supportive of high-employee densities and is consistent with the surrounding development context.

Airport Vicinity Protection Area (AVPA)

The site is located in the 35-40 and 40+ Noise Exposure Forecast (NEF) contour of the AVPA. Several land uses listed under the proposed I-B District, such as child care service, medical clinics and outdoor cafes, are prohibited within these NEF contours.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was submitted in support of the proposed application. One all turn vehicular access only will be provided from 36 Street NE, and a maximum of two right in right out only driveway accesses will be allowed to 64 Avenue NE. Locations of the driveways will be confirmed at the development permit stage.

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UTILITIES & SERVICING

Sanitary, and sewer servicing is available immediately adjacent to the site. Prior to development, a looped water main will be required. At the time of development, the underground utilities and surface improvements on 64 Avenue NE and 36 Street NE will be required to be constructed.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association in the Saddle Ridge Industrial area.

Citizen Comments

No comments were received by CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept our application for the re-classification for the above noted property from I-O to I-B.

The total land area is 4 acres. The north part of the land faces 64 Avenue NE, south part of the land is next to new Radisson hotel. East part the land faces new office building complex and west of the land faces 36 Street NE. The subject land is located 36 street and 64 Avenue intersection.

The area surrounding the subject site consists of lands designated as Industrial –Outdoor (I-O) and Industrial Business (I-B) that is consistent land use pattern throughout most of the area. The majority of the existing built forms have characterized by a mix of three to four storey developments containing a variety of hotels, office buildings and warehouse uses. The site is located within 600m of the McKnight – Westwind LRT station. The Saddle Ridge ASP has guide the area as transition to Industrial Business.

The proposed Industrial – Business District is generally characterized by high quality office developments, hotels, medical buildings, restaurants, gas bar, outdoor cafes and takeout food service contained within buildings that contribute and service industrial activities in the immediate area.