

Applicant Submission

2024 September 12



Applicant's Submission

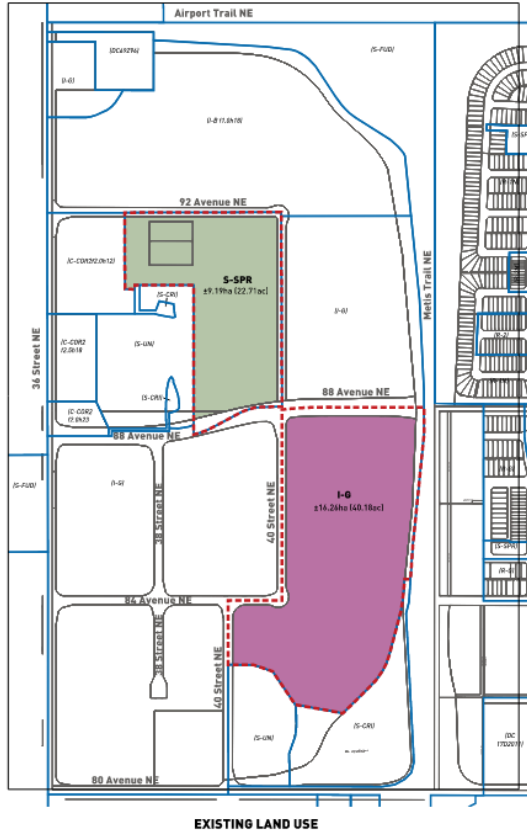
On behalf of Saddleridge GP Inc (c/o Triovest Realty Advisors Inc.) and the City of Calgary, B&A has submitted a Land Use Amendment application to redesignate four parcels (9220 & 9220R – 36 St NE, 8239 – 40 St NE, 8616 – 40 St NE) consisting of 25.45 ha (62.89 ac) of land.

The purpose of the application is to accommodate the relocation of S-SPR designated land from a central location within the business park to a location along Metis Trail NE that is preferred by City Recreation for its size, visibility and proximity to a main road. The new location would optimize the size of the recreational park for athletic grounds to service the growing needs of residents in northeast Calgary.

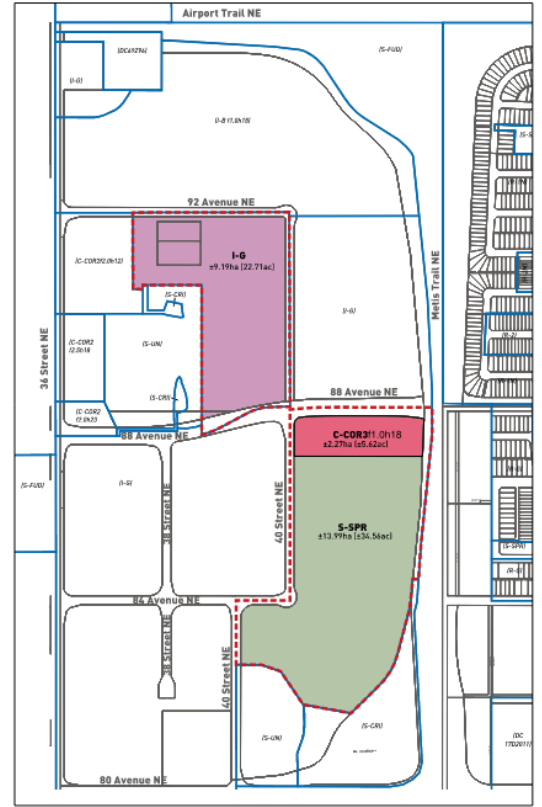
As the City of Calgary Recreation does not require the north portion of the site adjacent to 88 Avenue NE, the remaining portion will be redesignated C-COR3f1.0h18 to provide local commercial uses to service business park employees. The remnant C-COR3f1.0h18 parcel will also be utilized by the users of the athletic fields, providing convenience within walking distance and reducing the need to drive outside the area to access services. The commercial designation will provide a suitable urban interface by having the option for restaurants with patios facing the playing fields instead of the alternative of having an industrial use with product storage backing onto the park.

Lands for the recreational park will be redesignated from I-G to S-SPR District whereas the lands identified for the previous envisioned park location north of 88 Avenue NE will be redesignated from S-SPR to I-G District.

The proposed land use would enable the future recreational park to be more visible, accessible, and meet Calgary Recreation area requirements. The land uses are compatible with adjacent lands, the neighbouring community of Saddle Ridge and complies with the recently amended Saddle Ridge Area Structure Plan. As such, we respectfully request your support of the application.



EXISTING LAND USE



PROPOSED LAND USE



- Street Lanes
- Special Purpose (S-SPR)
- Industrial - General District (I-G)
- Commercial - Center District (C-COR)
- Land Use Boundary (LUB)
- Existing Land Use

LAND USE STATISTICS		AREA	
FROM	TO	sq ft	ac
S-SPR	I-G	9,150	20.71
I-G	S-SPR	13,899	31.54
I-G	C-COR31	2,277	5.23
Total		25,455	58.97



Key Plan: Existing Land Use

<p>REASON</p> <p>DATE</p> <p>OFFICER</p> <p>PREPARED BY</p> <p>PROJECT NUMBER</p> <p>DRAWN BY</p> <p>TRAMP CARD</p> <p>CURRENT DATE</p>	<p>REVISION</p> <p>DATE</p> <p>BY</p> <p>REASON</p> <p>DATE</p> <p>BY</p> <p>REASON</p>	<p>LEGAL DESCRIPTION</p> <p>Parcel 1222034640 Lot 5, Plan 1222797 Block 1 Lot 5, Plan 1222034640 Block 1 Lot 5, B.S.P. Plan 1222034640 Block 1 Lot 5</p> <p>MUNICIPAL ADDRESS</p> <p>SADDLE RIDGE INDUSTRIAL</p>	<p>PROJECT NAME</p> <p>LAND USE REDESIGNATION</p>	<p>SCALE</p> <p>1:5000</p>	
---	---	--	---	----------------------------	--