



# Calgary Planning Commission

Agenda Item: 7.2.1



## LOC2024-0116 / CPC2024-0983 Land Use Amendment

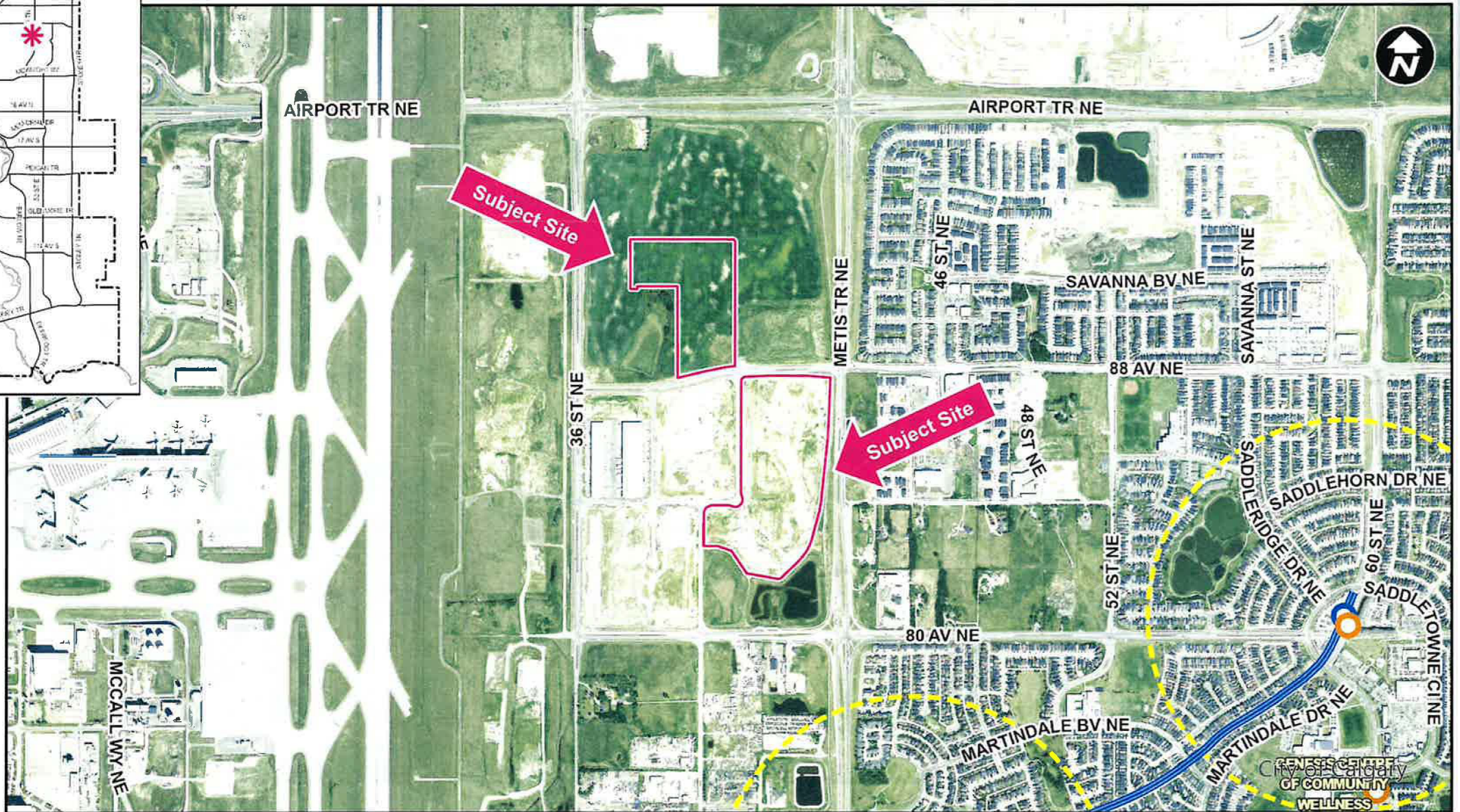
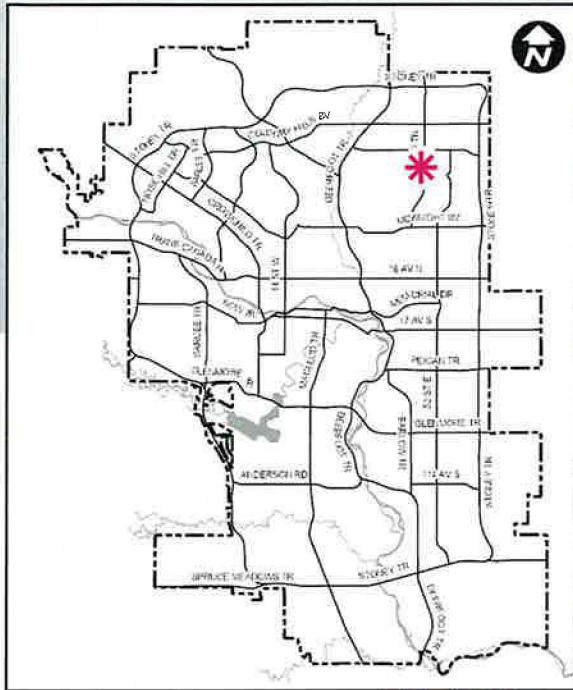
September 19, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2024  
ITEM: 7.2.1 CPC2024-0983  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:

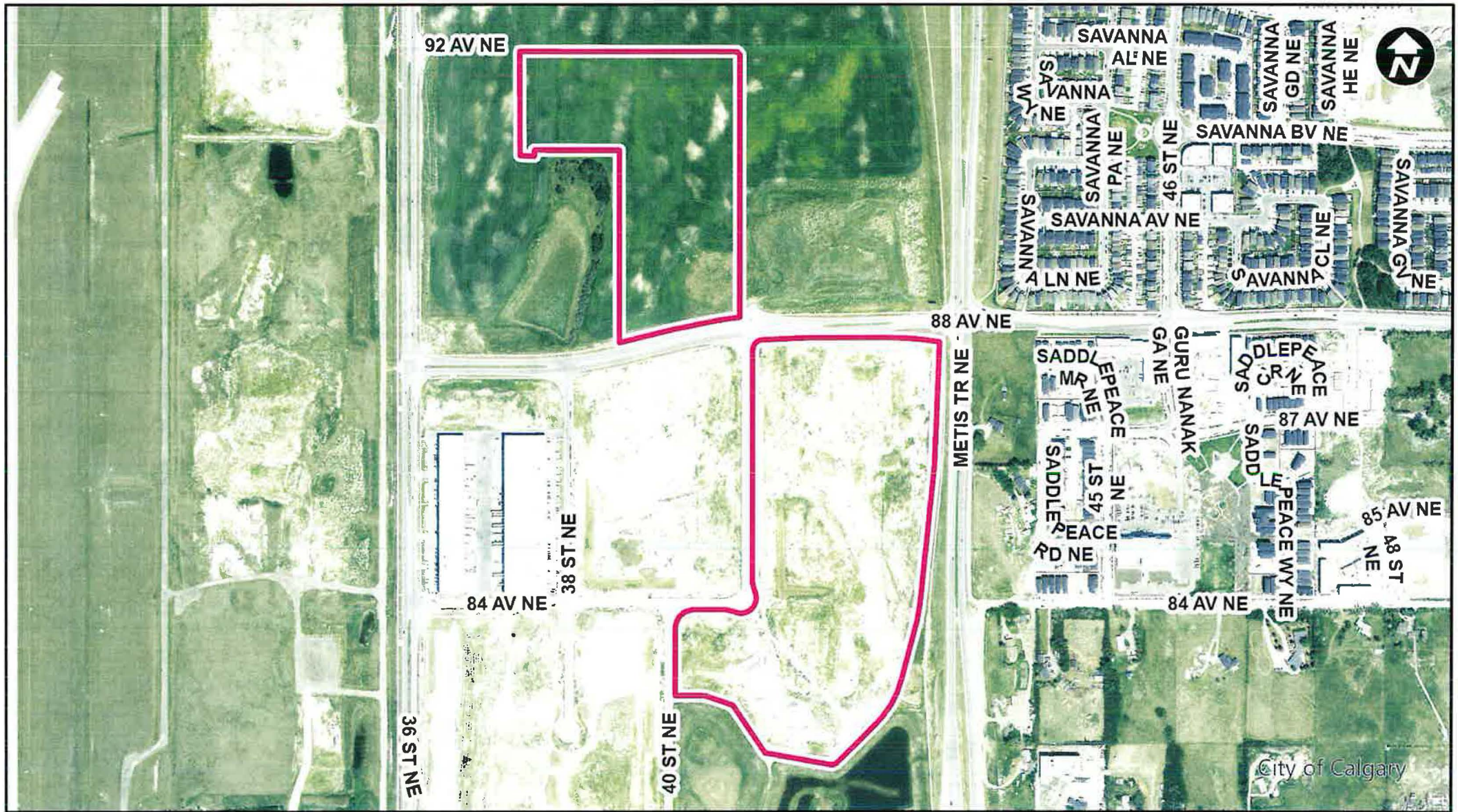
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 25.45 hectares  $\pm$  (62.89 acres  $\pm$ ) located at 9220 and 9220R – 36 Street NE and 8239 and 8616 – 40 Street NE (Portion of Plan 1112510, Block 1, Lot 1; Plan 5390AM, Block 6, Lots 7 and 8; Portion of Plan 1612878, Block 2, Lot 2; Plan 1612881, Block 2, Lot 8) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District **to** Industrial – General (I-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3f1.0h18 (C-COR3f1.0h18) District.



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Sizes:

- 1. North Parcel
  - 9.19 ha
- 2. South Parcel
  - 16.26 ha



# North Portion of South Parcel from 88 Avenue NE



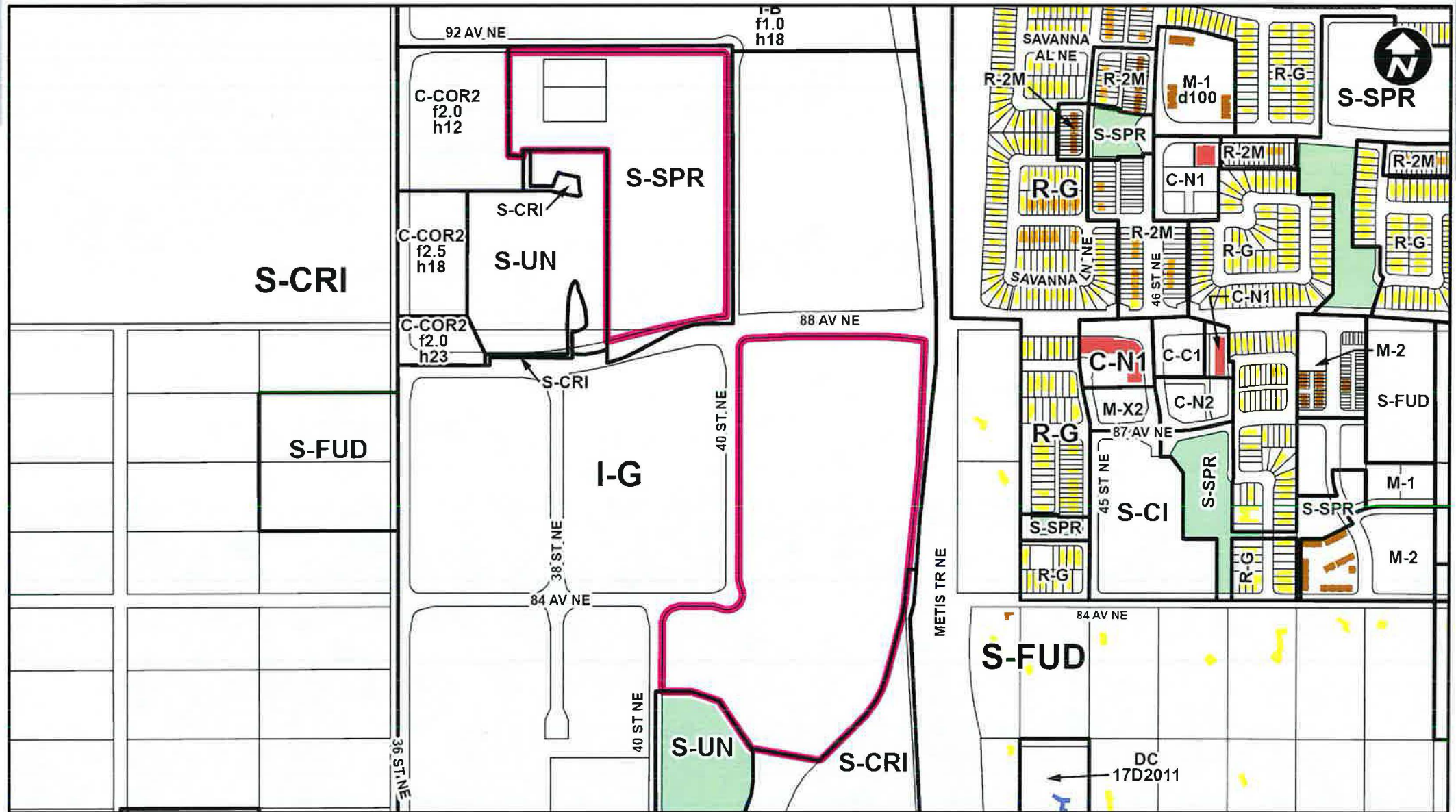
# South Parcel from 84 Ave NE - 40 St NE Intersection

7

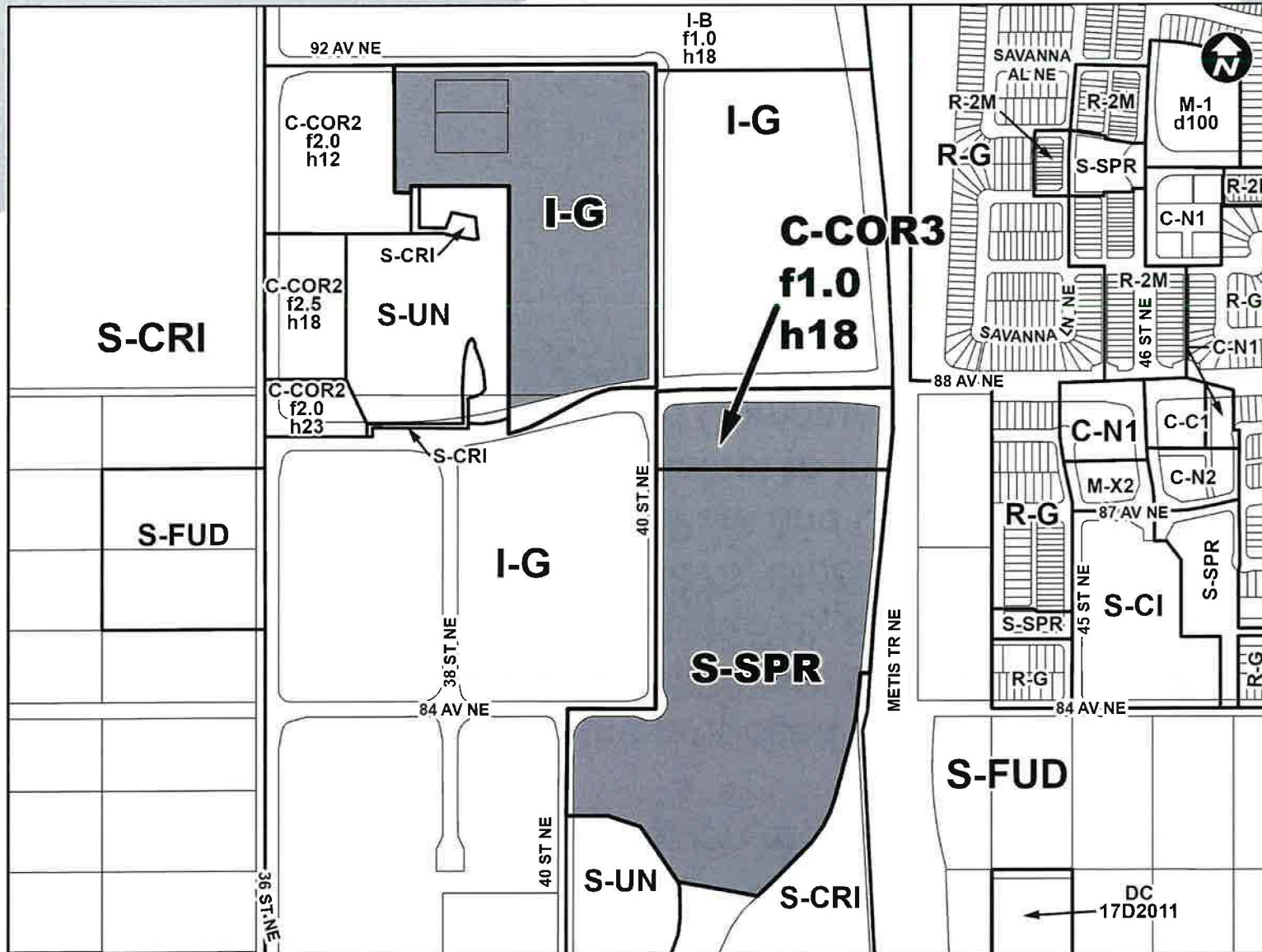


### LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary







## Proposed Districts:

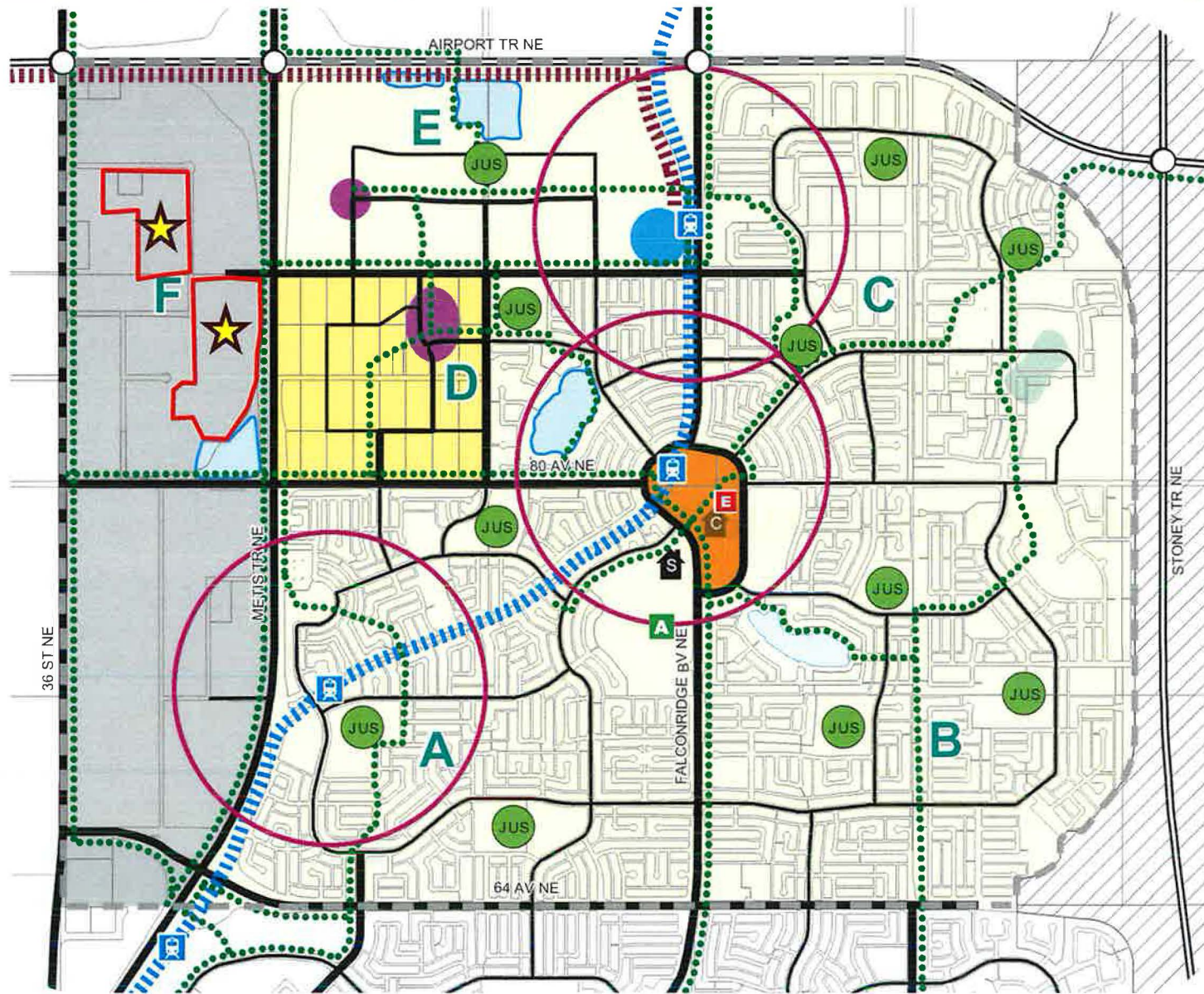
1. I-G District
  - 9.19 ha
2. S-SPR District
  - 13.99 ha
3. C-COR3f1.0h18 District
  - 2.27 ha

## RECOMMENDATION:

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## Supplementary Slides



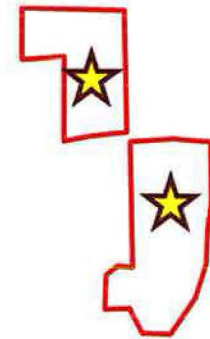
Map 6

## Land Use Plan

### Legend

- City Limits
- Transportation/ Utility Corridor
- Study Area Boundary
- A** Development Cells
  - Residential
  - Cell D Residential
  - Town Centre
  - Community Activity Centre
  - Neighbourhood Activity Centre
  - Industrial
  - Park
  - Natural Area/ Wetlands
  - Wetlands/ Storm Pond
- Joint Use Site
- Senior High School
- Athletic Park
- Community Centre
- Emergency Services
- Regional Pathway
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Primary Collector Road
- Collector Road
- Interchange
- L.R.T. Alignment
- L.R.T. Station
- Airport Transit Connection (Technology TBD)
- TOD Area (600m Radius)

Site Location in Development Cell F



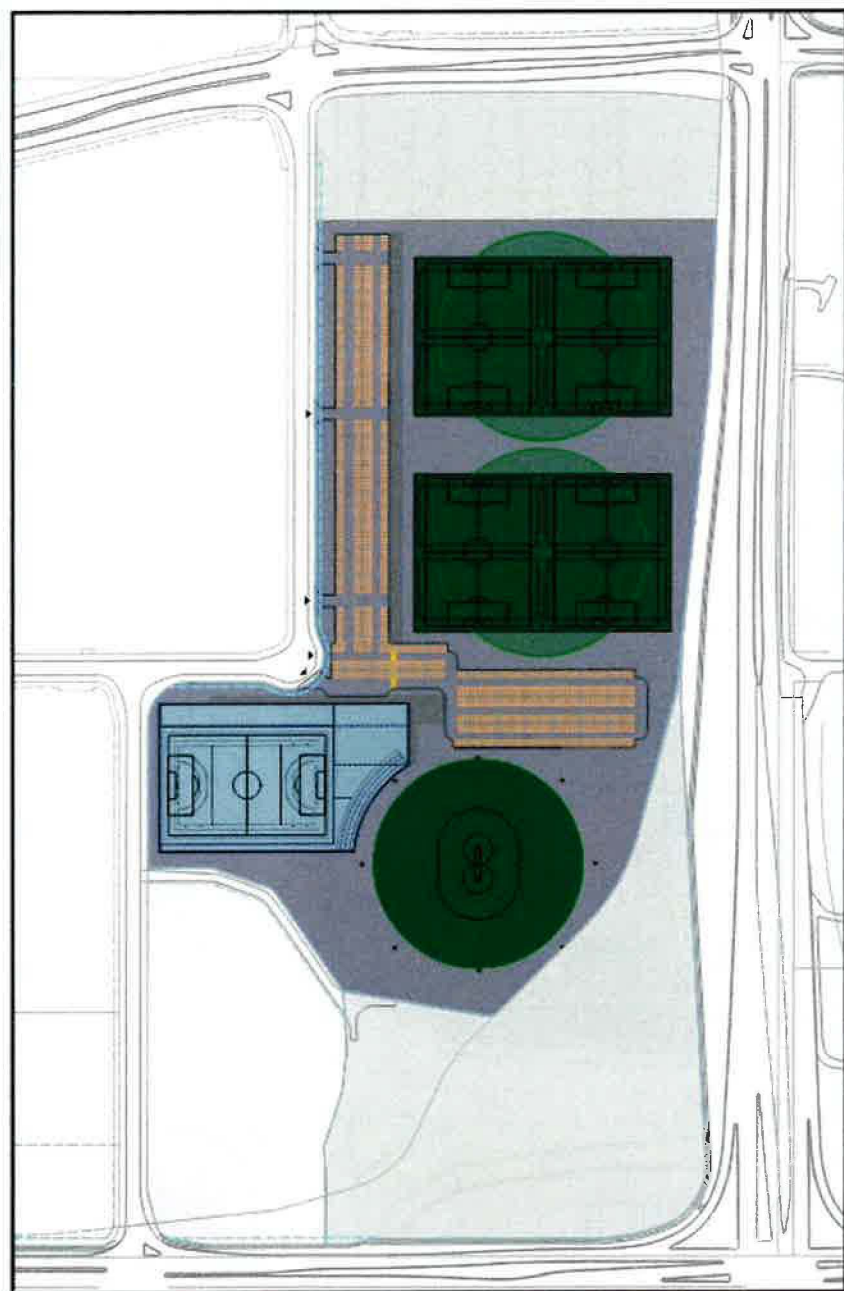
## Land Use Districts: Comparison Matrix 13

	<b>I-C DISTRICT</b>	<b>C-COR2 DISTRICT</b>	<b>C-COR3 DISTRICT</b>
<b>LOCATION</b>	Perimeter of industrial areas, along major streets or expressways; Within 200.0 metres of a major street or expressway	Commercial development on both sides of streets	Locations along major roads; Locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses
<b>PARCEL AREA</b>		Maximum 3.2 hectares	Maximum 3.2 hectares
<b>FAR</b>	Maximum 1.0	Maximum FAR indicated by Modifier	Maximum FAR indicated by Modifier
<b>BUILDING HEIGHT</b>	Maximum 12.0 metres	Maximum Building Height indicated by Modifier	Maximum Building Height indicated by Modifier

## Land Use Districts: Comparison Matrix 14

	I-C DISTRICT	C-COR2 DISTRICT	C-COR3 DISTRICT
USE AREA	<p>Maximum 930.0 square metres for <i>Retail &amp; Consumer Service</i>;</p> <p>Maximum 300.0 square metres public area for <i>Restaurant: Food Service Only</i> or <i>Restaurant: Licensed</i></p>	<p>Maximum 930.0 square metres for uses on the ground floor; No maximum for uses on upper floors;</p> <p>Maximum 300.0 square metres for <i>Catering Service - Minor</i>, or <i>Catering Service - Minor</i>, combined with any other use;</p> <p>Maximum 550.0 square metres for <i>Cinema</i>, or <i>Cinema</i>, combined with any other use;</p> <p>Maximum 2500.0 square metres for <i>Supermarket</i>, or <i>Supermarket</i>, combined with any other use;</p> <p>Maximum 300.0 square metres public area for <i>Restaurant: Food Service Only</i> or <i>Restaurant: Licensed</i></p>	<p>Maximum 3600.0 square metres for <i>Retail &amp; Consumer Service</i>, or <i>Retail &amp; Consumer Service</i>, combined with any other use; and <i>Supermarket</i>, or <i>Supermarket</i>, combined with any other use.</p>

## Northeast Athletic Park – Preliminary Concept



1. Located on a 13.99 ha site at the northwest corner of 80 Avenue NE and Metis Trail NE

2. The Athletic Complex will include:

- A dedicated cricket field with lighting and spectator seating to host local, regional and national games and events – the first of its kind in Calgary;
- An indoor fieldhouse;
- Four multi-use rectangular artificial turf fields to accommodate a wide range of field sports; and
- Supporting amenities (parking, greenspaces, plaza, pathways etc.)

# Concept Plan - C-COR3f1.0h18 Parcel 16



**Triovest**

SADDLE RIDGE - SITE K  
CALGARY, ALBERTA

**DIALOG**

AUGUST 15, 2024



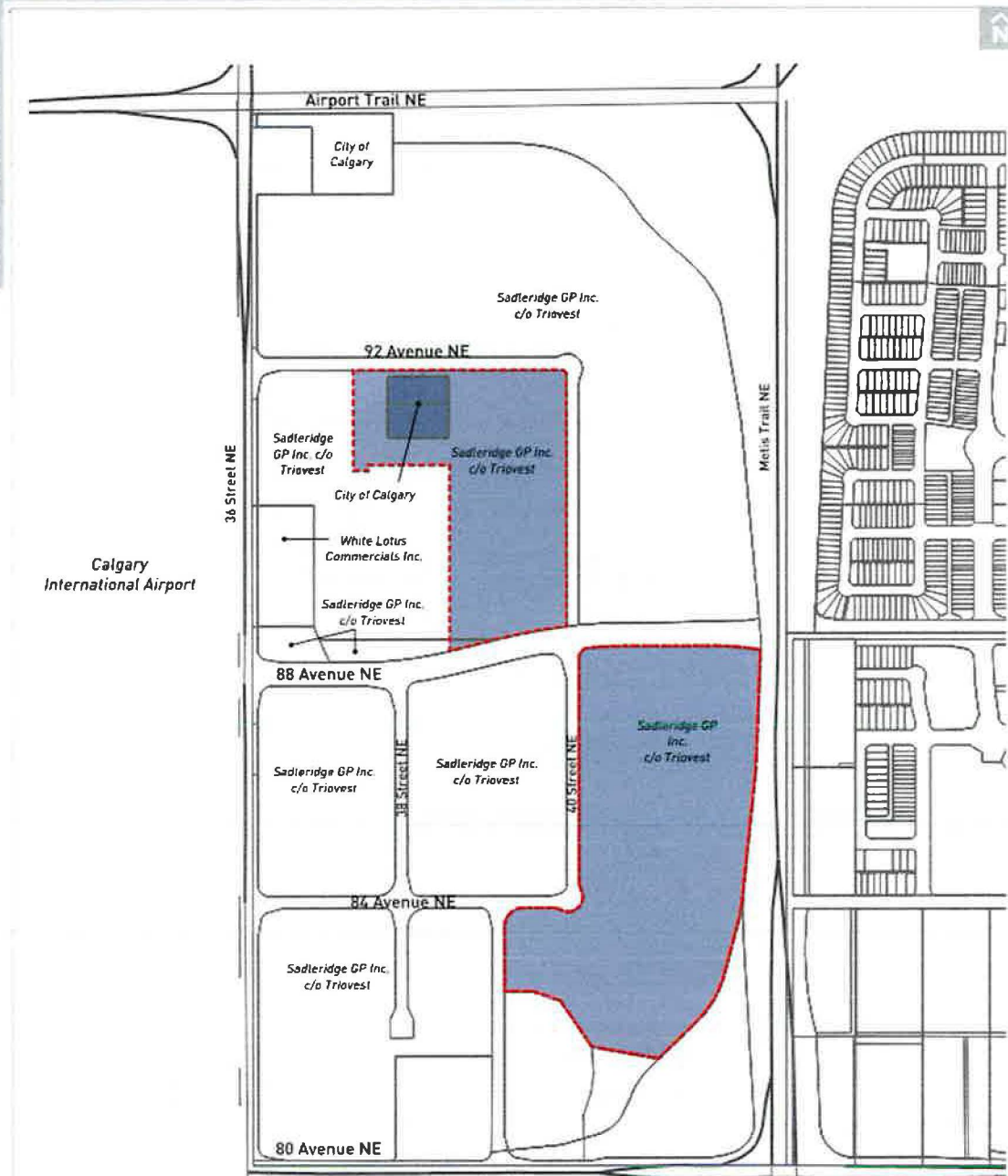
# Municipal Reserve vs. Purchased Land 17



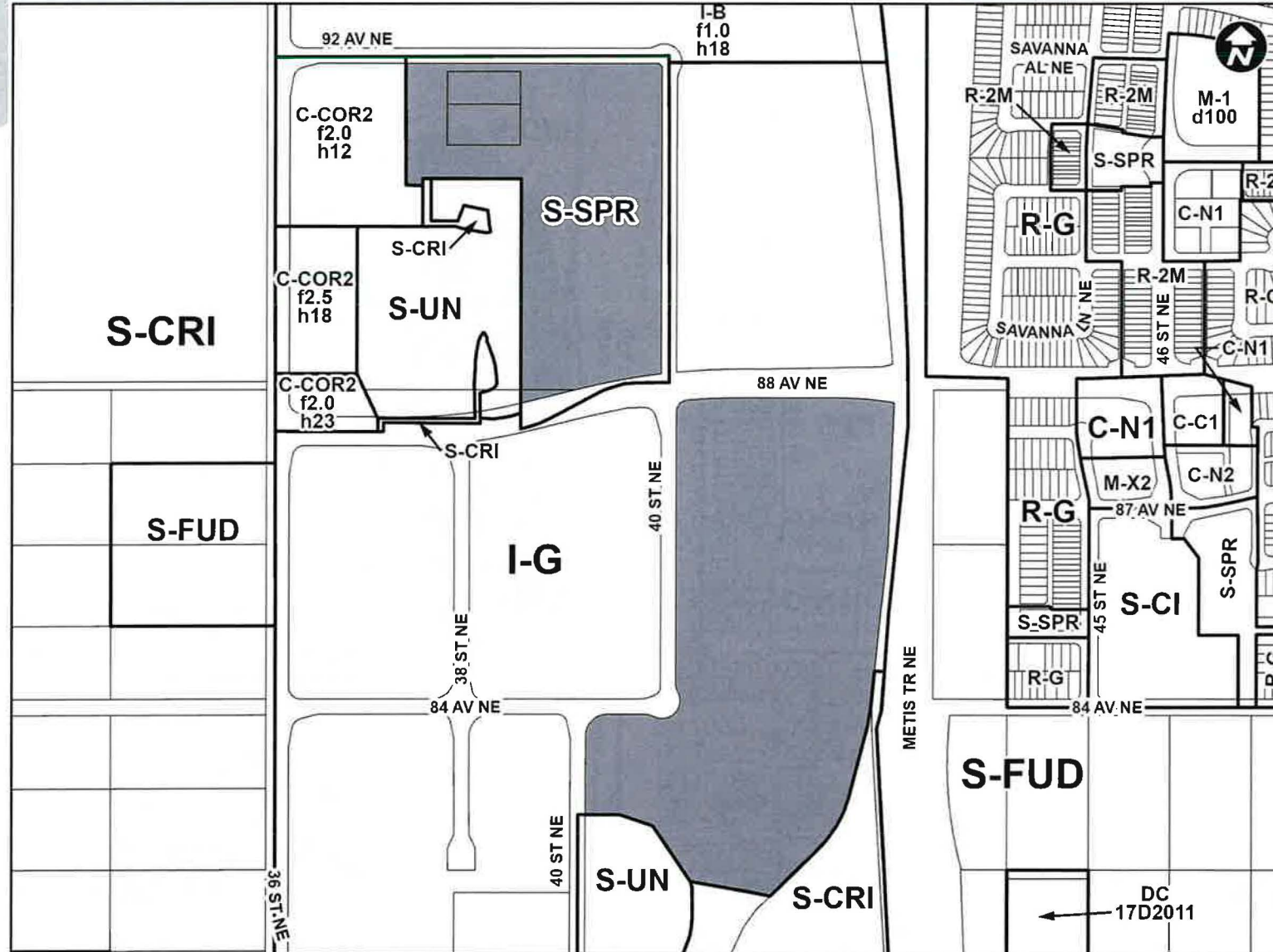
1. Land for City Purchase
  - 4.53 ha
2. Municipal Reserve
  - 9.46 ha
3. C-COR3 Parcel
  - 2.27 ha

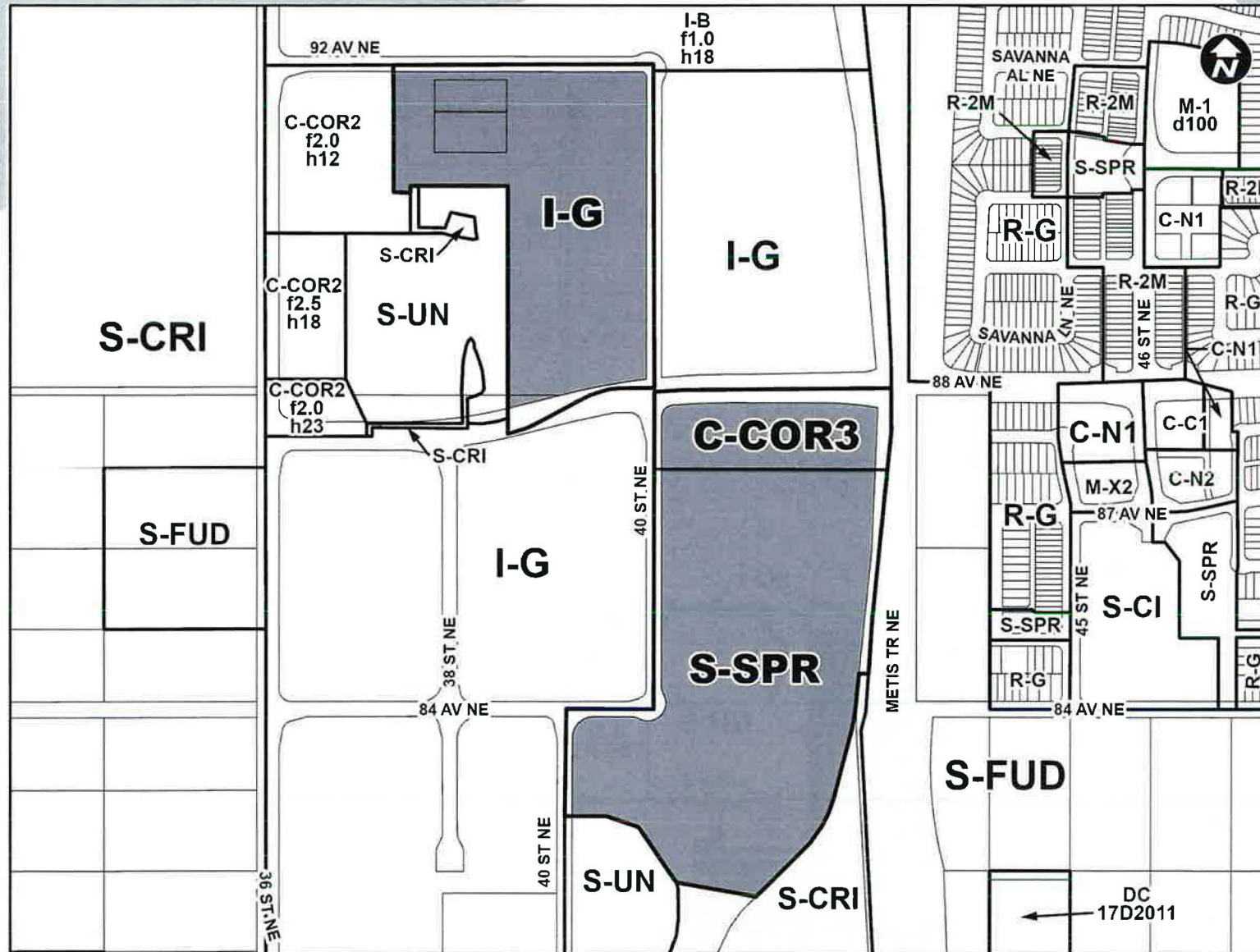
Total Land for Northeast Athletic Complex = 13.99 ha

# Parcel Ownership Map 18



Municipal Address	Legal Address	Owner	Existing Land Use District	Area (ha/ac)
9220 - 36 St NE	Portion of 1112510; 1; 1	Saddleridge GP Inc. c/o Triovest Realty Advisors Inc.	S-SPR	8.29 ha/20.48 ac
8239 - 40 St NE	Portion of 1612878; 2; 2	Saddleridge GP Inc. c/o Triovest Realty Advisors Inc.	S-SPR	0.06 ha/0.15 ac
9220R - 36 St NE	5390AM; 6; 7, 8	City of Calgary	S-SPR	0.84 ha/2.08 ac
8616 - 40 St NE	1612881; 2; 8	Saddleridge GP Inc. c/o Triovest Realty Advisors Inc.	I-G	16.26 ha/40.18 ac
			<b>Total</b>	<b>(25.45 ha/62.89 ac)</b>





Proposed **XX** District:

- Bulleted text as needed
- Text
- Text

## RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at **Municipal Address (Legal Description)** to subdivide **XX.XX hectares ± (XX.XX acres ±)**, with conditions (Attachment 1).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the **XXX Area Redevelopment Plan/Area Structure Plan** (Attachment X); and
2. Give three readings to the proposed closure of **X.XX hectares ± (X.XX acres ±)** of road (Legal Description), adjacent to Municipal Address, with conditions (Attachment X); and
3. Give three readings to the proposed bylaw for the redesignation of **X.XX hectares ± (X.XX acres ±)** located at **XX Street Name Quadrant** (Plan **XXXX**, Block **XX**, Lots **XX** and **XX**) from **XXXX (XX) District** to **XXXX (XX) District**.