

**Land Use Amendment in Saddle Ridge Industrial (Ward 5) at multiple addresses,
 LOC2024-0116**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council 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 3 f1.0h18 (C-COR3 f1.0h18) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 SEPTEMBER 19:**

That Council give three readings to **Proposed Bylaw 273D2024** 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 3 f1.0h18 (C COR3 f1.0h18) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 September 19:

“The following documents were distributed with respect to Report CPC2024-0983:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0116 / CPC2024-0983 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the area to accommodate the relocation and expansion of an athletic complex (Northeast Athletic Complex) and to introduce complementary commercial uses.
- The proposal facilitates the relocation of a future community amenity (a regional athletic complex) to achieve better visibility, layout for future functions, and a larger size and introduces local commercial uses that are compatible and complement the future athletic complex. This aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (ASP).
- What does it mean to Calgarians? This application would provide opportunities for recreation, sports, events and business close to residential communities as well as foster social connectivity, healthy and active living.

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- Why does this matter? The proposal would address the increasing demand for recreational amenities in one of the fastest growing areas of the city.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Saddle Ridge Industrial was submitted by B&A Studios on behalf of Saddleridge GP Inc. and the City of Calgary on 2024 April 18. No development permit has been submitted at this time.

The application relates to two pieces of land that are currently designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District. The north piece of land, currently designated S-SPR District, is located north of 88 Avenue NE, west of 40 Street NE and south of 92 Avenue NE and is approximately 9.19 hectares (22.7 acres) in size. The south piece of land has the I-G designation and is located east of 40 Street NE, south of 88 Avenue NE and west of Métis Trail NE and is approximately 16.26 hectares (40.18 acres) in size.

As indicated in the Applicant Submission (Attachment 2), the primary purpose of this application is to redesignate the existing S-SPR land to I-G District, and redesignate the existing I-G land to S-SPR District and Commercial – Corridor 3 f1.0h18 (C-COR3 f1.0h18) District to provide an improved layout, access, and visibility for a future athletic complex (Northeast Athletic Complex). A secondary purpose of the application is to introduce a compatible commercial site due to its size and proximity to Métis Trail NE and the future Northeast Athletic Complex. There is a subdivision application (SB2024-0112) that has been submitted and waiting for the approval of this land use amendment for endorsement.

A detailed planning evaluation of the application, including location and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the businesses along 36 Street NE between 84 Avenue NE and 88 Avenue NE, and the Saddle Ridge Community Association. The Applicant Outreach Summary can be found in Attachment 3.

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City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing of this report, and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would optimize the size and location of the land to better service communities and meet the growing demands by providing opportunities for social gathering and sports fields in an appropriate location.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on the subject site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would promote local economy and create job opportunities by providing amenities and complementary businesses within a walkable destination.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 273D2024**
5. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform