

Applicant Submission

2024 September 12



Applicant's Submission

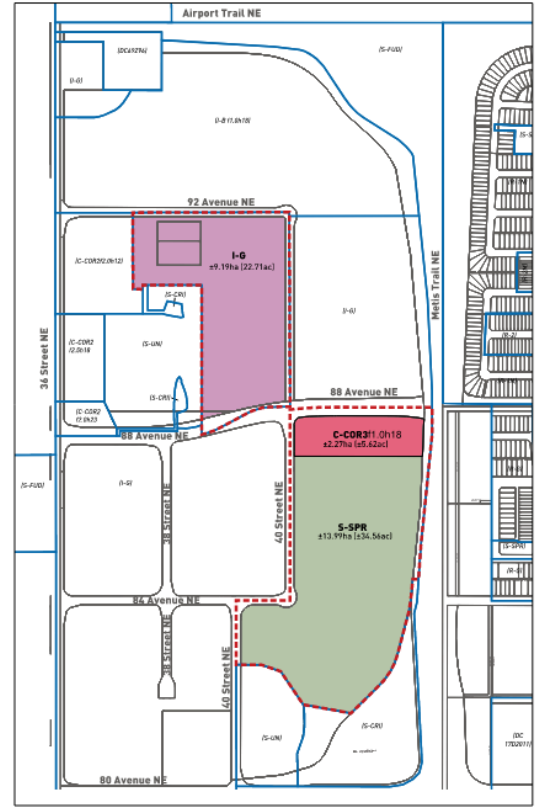
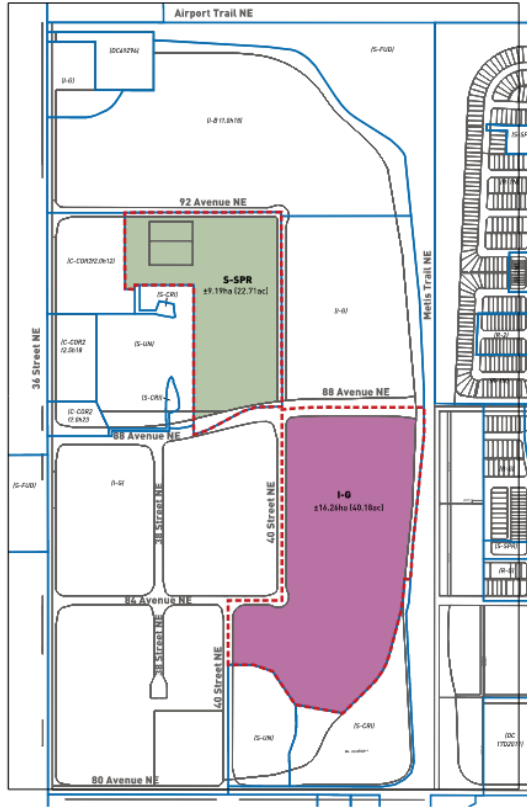
On behalf of Saddleridge GP Inc (c/o Triovest Realty Advisors Inc.) and the City of Calgary, B&A has submitted a Land Use Amendment application to redesignate four parcels (9220 & 9220R – 36 St NE, 8239 – 40 St NE, 8616 – 40 St NE) consisting of 25.45 ha (62.89 ac) of land.

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.



- Street Lane
- Land Use Boundary (L.U.)
- Special Purpose (S-SPR)
- (S-UM) Existing Land Use
- Industrial - General District (I-G)
- Commercial - Center District (C-COR)

FROM	TO	NO	AREA
S-SPR	I-G	9.10	22.71
I-G	S-SPR	13.89	34.56
I-G	C-COR31	2.27	5.63
Total		25.26	62.90



Key Plan - Existing Land Use

REASON	REASON	FILED	FILED	LOCAL OFFICE FOR	PROJECT NAME	PROJECT
---	DATE	FILED BY NUMBER	---	Plan 123209 Block 3 Lot 5, Plan 123210 Block 3 Lot 6, Plan 123211 Block 3 Lot 7	SADDLE RIDGE INDUSTRIAL	LAND USE REDESIGNATION
---	OFFICER	---	---	Plan 123212 Block 3 Lot 8, Plan 123213 Block 3 Lot 9, Plan 123214 Block 3 Lot 10, Plan 123215 Block 3 Lot 11		
---	---	PROJECT NUMBER	2024-210	MUNICIPAL ADDRESS		
---	---	DRAWN BY	AC			
---	---	TRAMP CARD	16101064			
---	---	CURRENT DATE	March 19, 2024	PARCEL OF RECORD	360 to 10, Parcel of Record 123210 to 123215, 10, 11, 12, 13, 14, 15	