



Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0116 / CPC2024-0983

Land Use Amendment

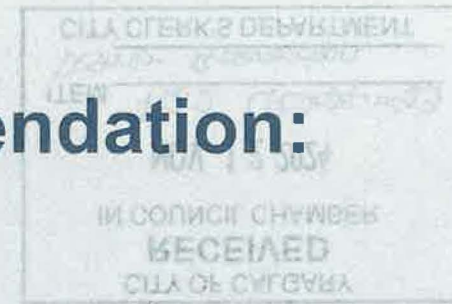
November 12, 2024

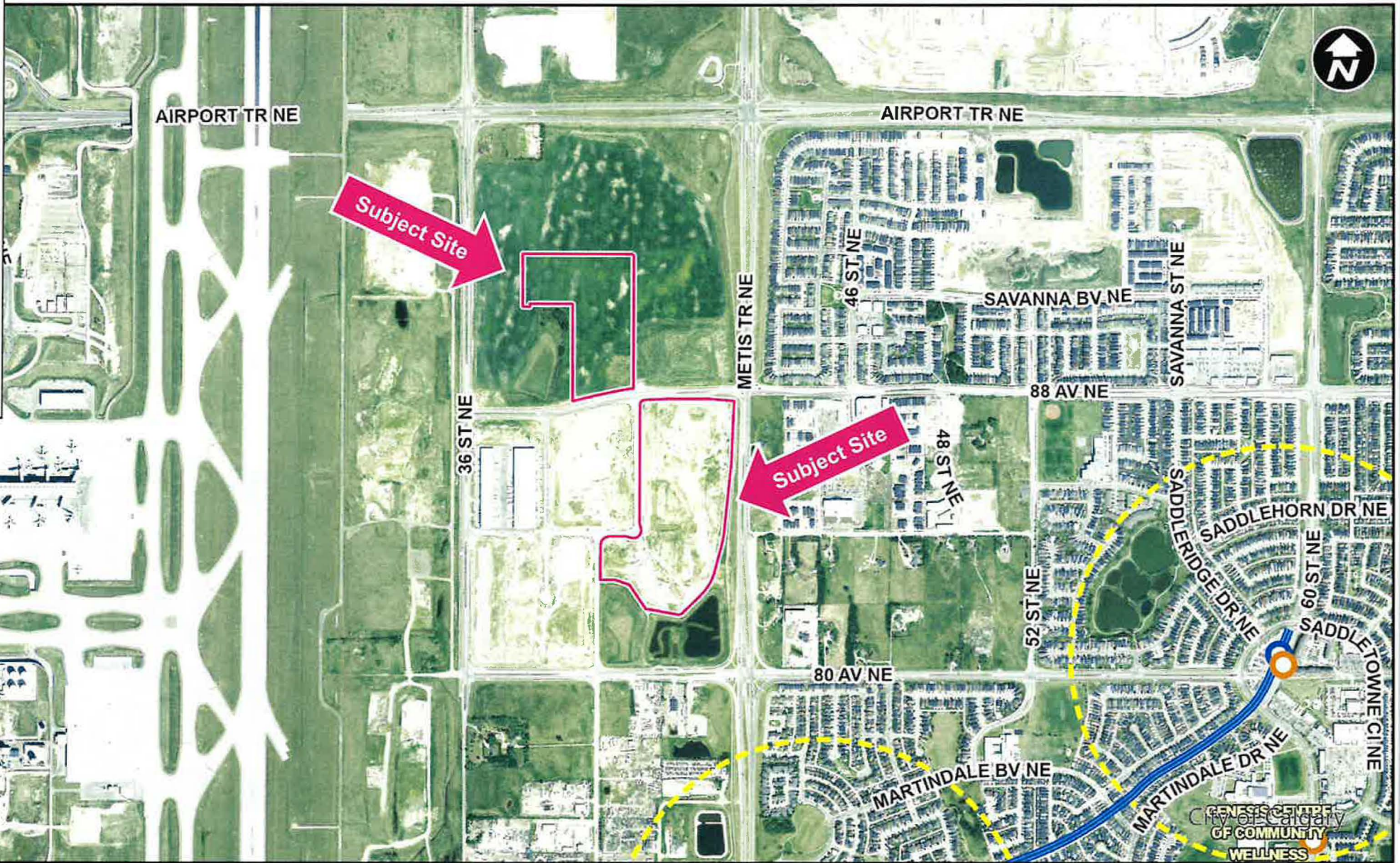
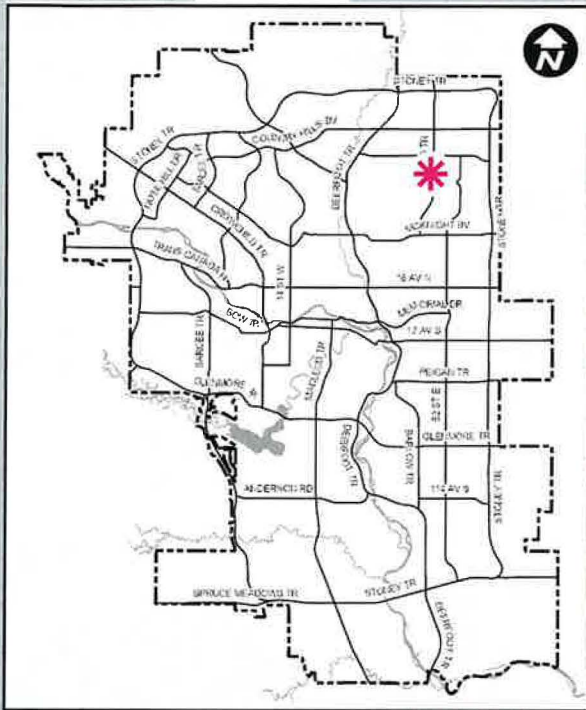
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV. 12 2024
ITEM: 7.2.2 CPC2024-0983
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

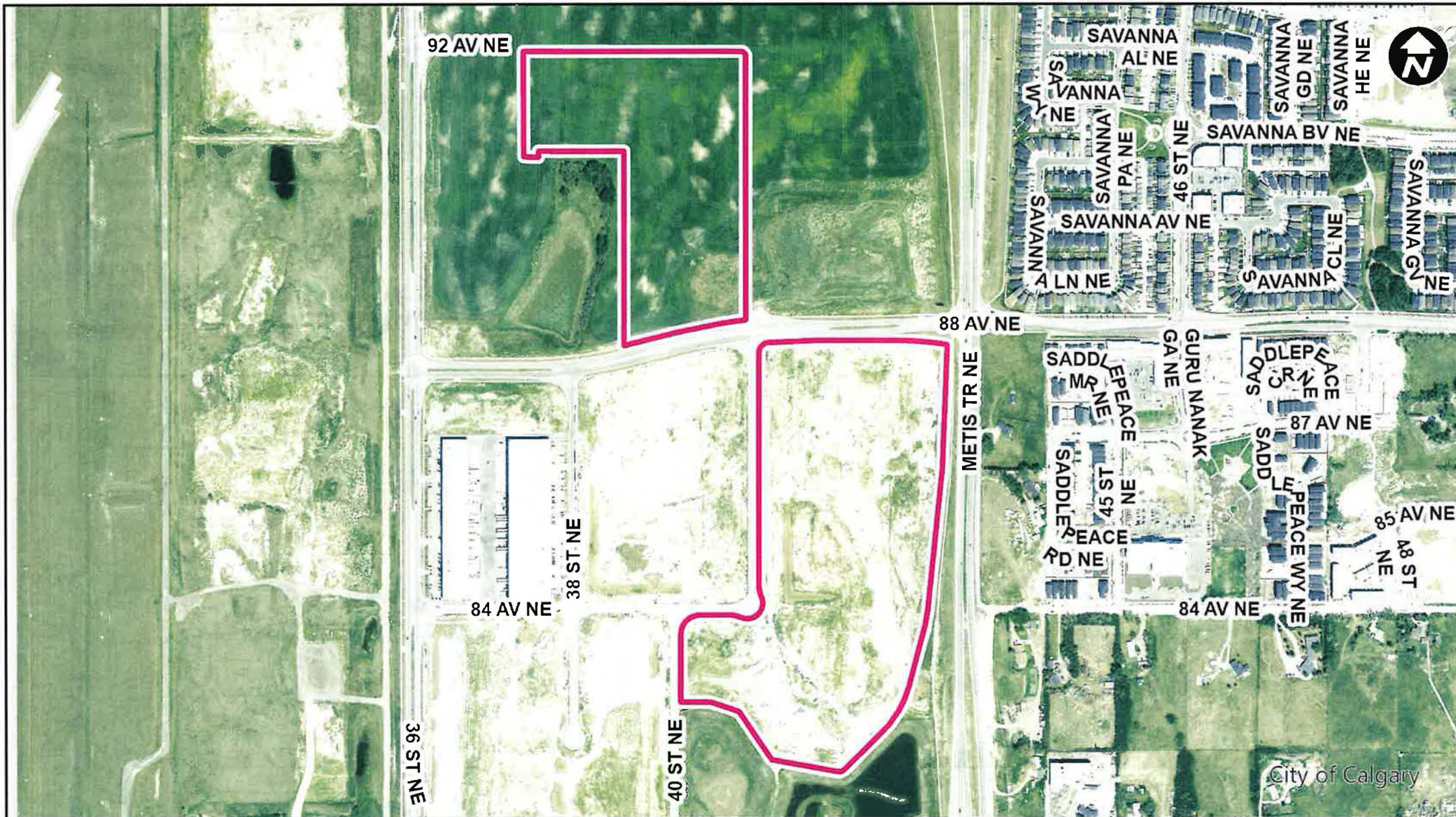
1. Give three readings to **Proposed Bylaw 273D2024** for the redesignation of 25.45 hectares \pm (62.89 acres \pm) located at 9220 and 9220R – 36 Street NE and 8239 and 8616 – 40 Street NE (Portion of Plan 1112510, Block 1, Lot 1; Plan 5390AM, Block 6, Lots 7 and 8; Portion of Plan 1612878, Block 2, 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 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



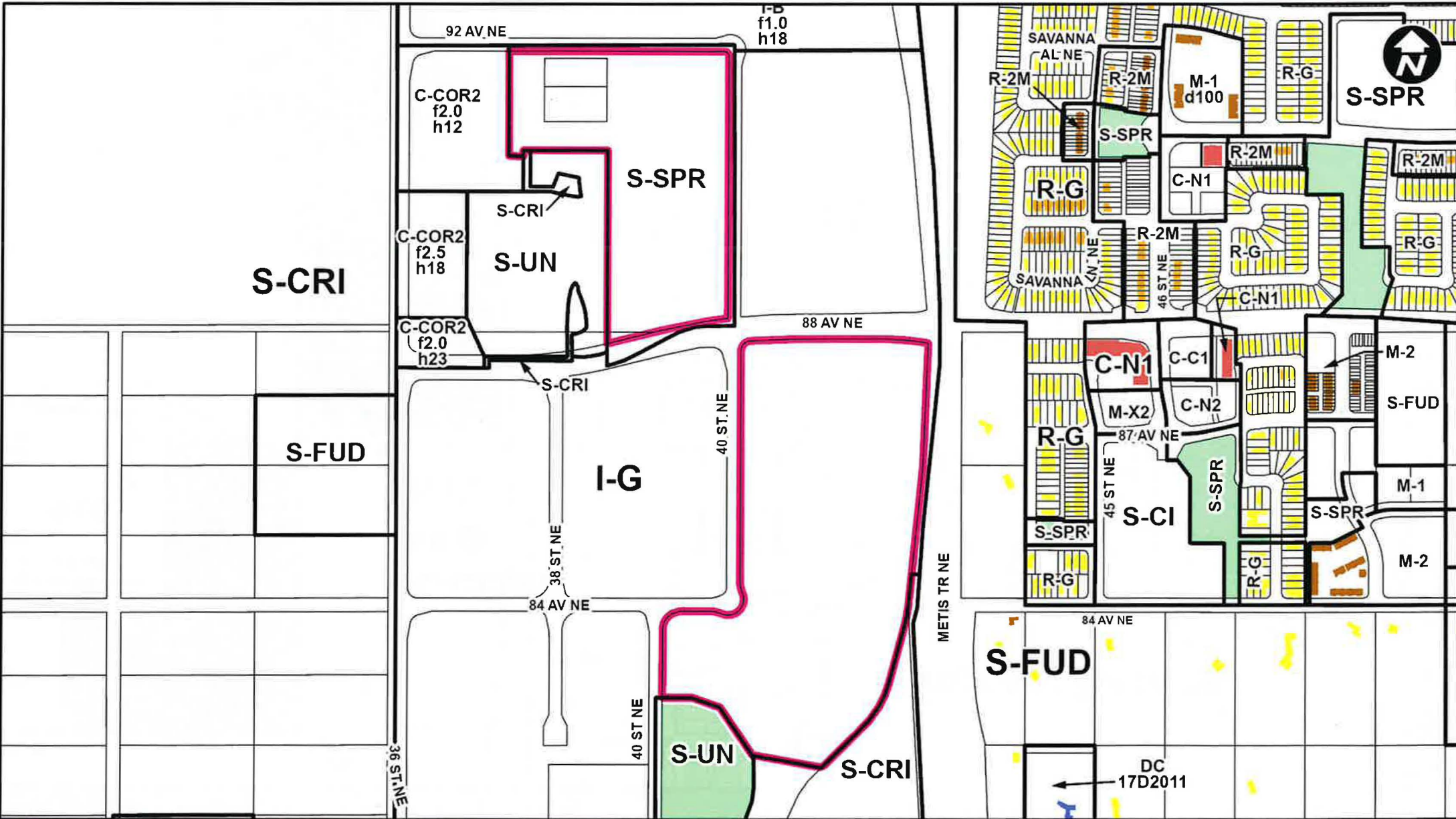
Parcel Sizes:

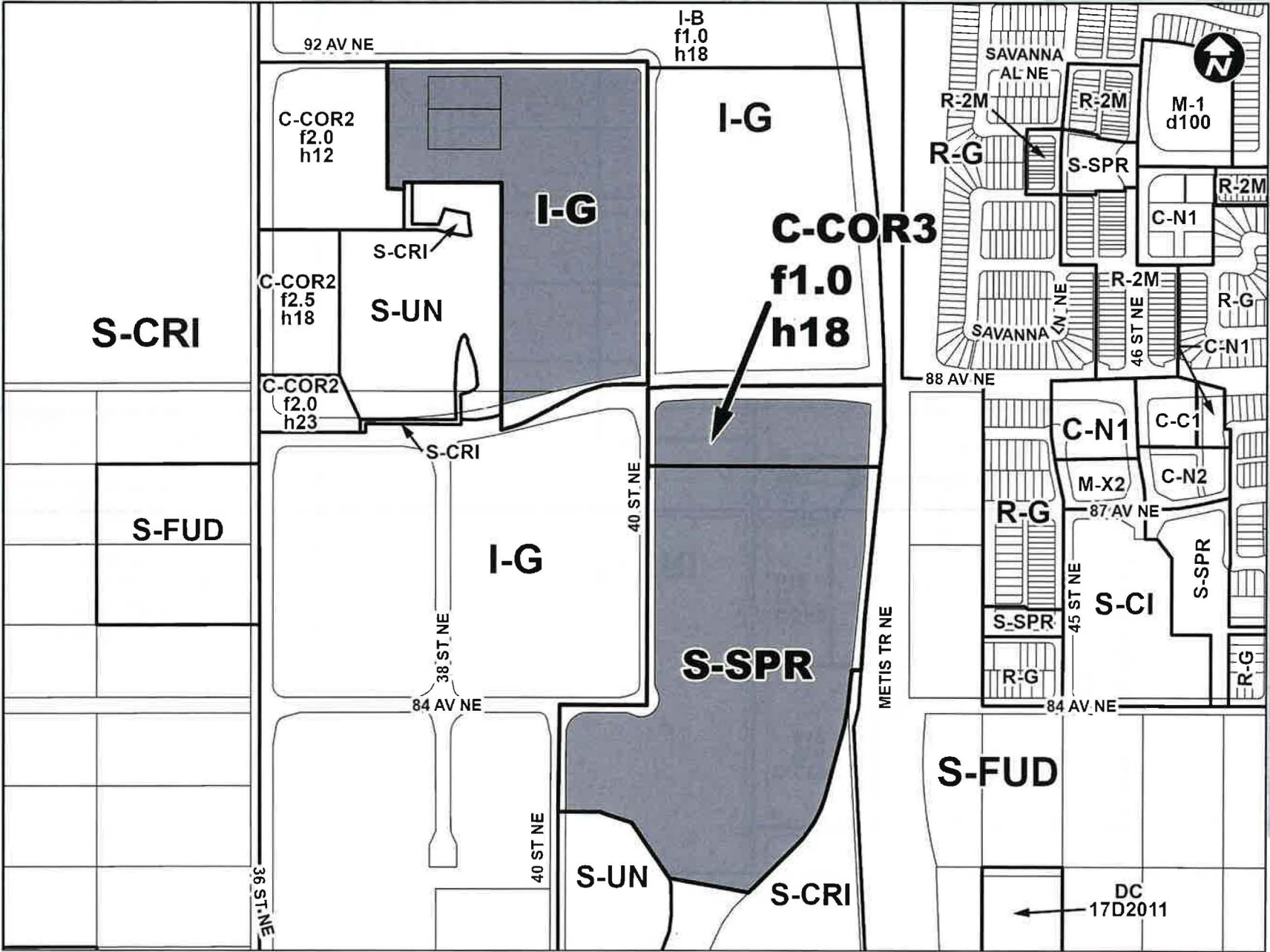
North Parcel -
9.19 ha

South Parcel -
16.26 ha

City of Calgary

- 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:

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

Calgary Planning Commission's Recommendation:

That Council:

1. 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 3f1.0h18 (C-COR3f1.0h18) District.

Supplementary Slides



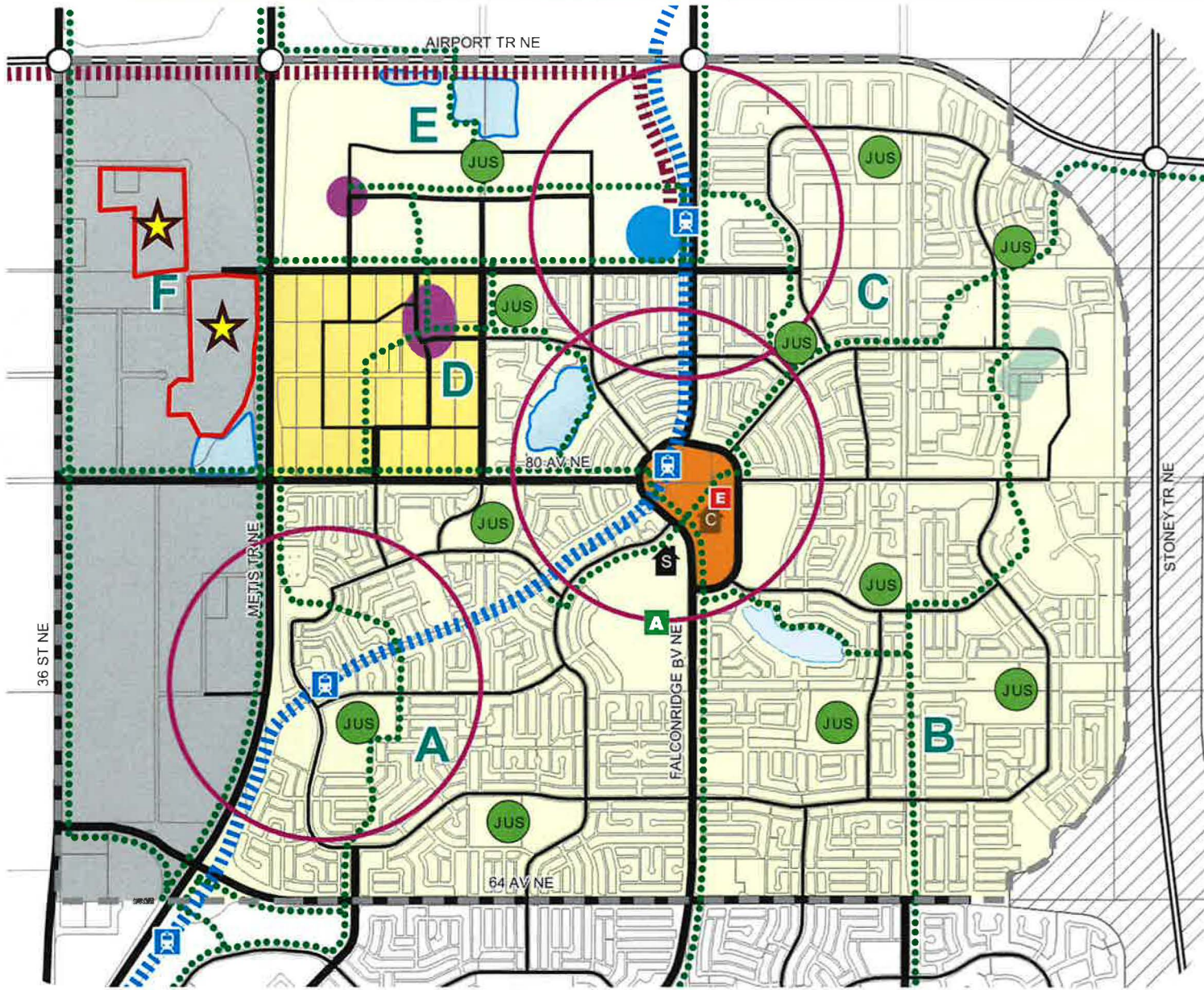
North Portion of South Parcel from 88 Avenue NE 11



South Parcel from 84 Ave NE - 40 St NE Intersection



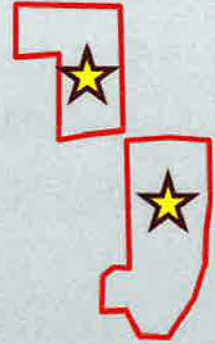
Saddle Ridge ASP – Land Use Plan



Map 6
Land Use Plan

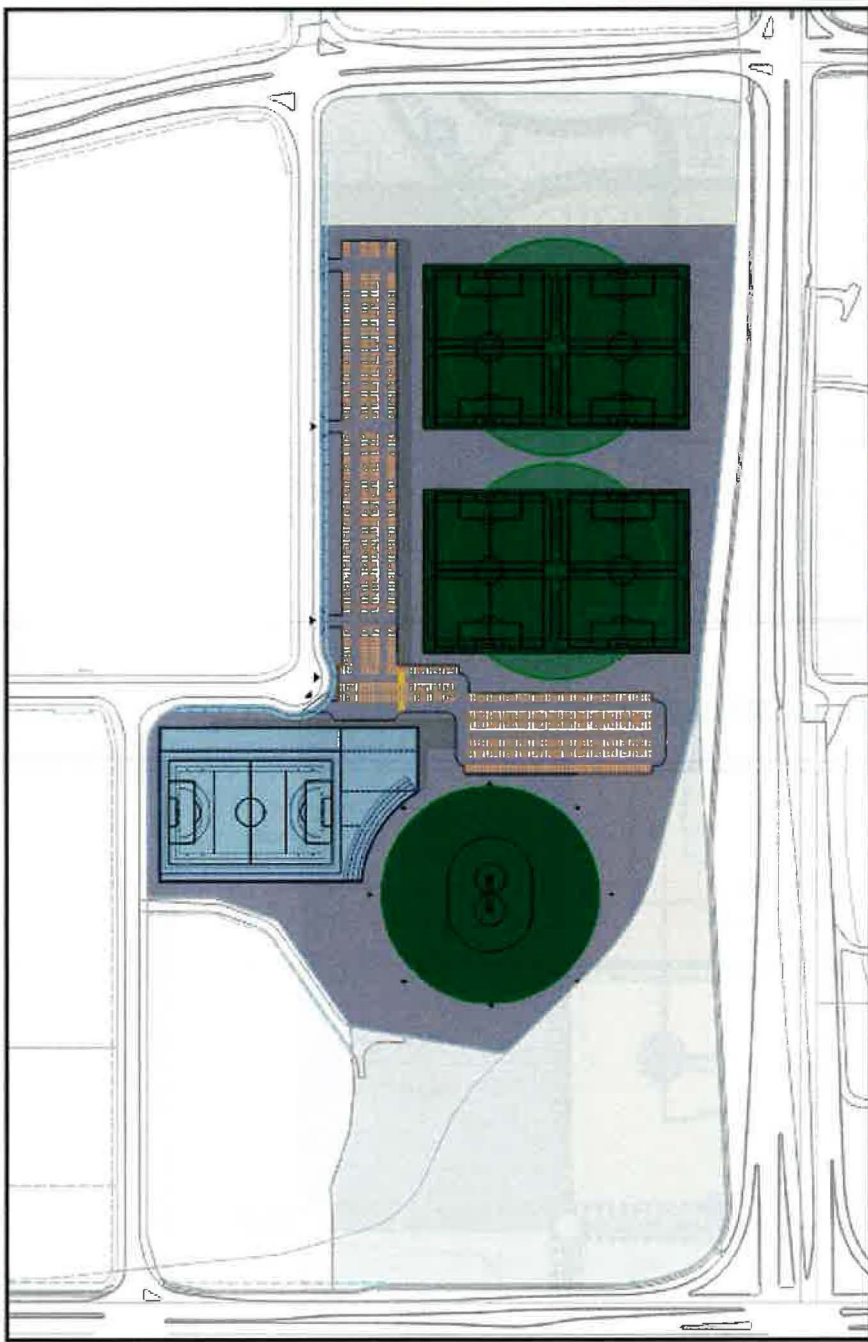
- Legend**
- City Limits
 - ▨ Transportation/Utility Corridor
 - ▭ Study Area Boundary
 - A** Development Cells
 - Residential
 - Cell D Residential
 - Town Centre
 - Community Activity Centre
 - Neighbourhood Activity Centre
 - Industrial
 - Park
 - Natural Area/Wetlands
 - Wetlands/Storm Pond
 - JUS Joint Use Site
 - S Senior High School
 - A Athletic Park
 - C Community Centre
 - E 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



Northeast Athletic Park – Preliminary Concept

14



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



Triovest

SADDLE RIDGE - SITE K
CALGARY, ALBERTA

AUGUST 15, 2024

DIALOG