

Planning and Development Services Report to
Calgary Planning Commission
2025 June 19

ISC: UNRESTRICTED
CPC2025-0263
Page 1 of 4

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 – 38 Street NE, LOC2024-0288

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0263) to the 2025 July 15 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 8.24 hectares \pm (20.36 acres \pm) at 8604 – 38 Street NE (Plan 1612881, Block 2, Lot 7) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate regional commercial development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council:

1. Give three readings to **Proposed Bylaw 56P2025** for the amendment to the Saddle Ridge Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 131D2025** for the redesignation of 8.24 hectares \pm (20.36 acres \pm) at 8604 – 38 Street NE (Plan 1612881, Block 2, Lot 7) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate regional commercial development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks the redesignation of the subject site to enable the development of large-scale regional commercial uses in addition to the industrial and limited local commercial uses already allowed.
- The proposal contributes to the potential for more diverse industrial and commercial development that is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would provide for more flexibility for additional commercial and general industrial business and contribute to employment opportunities to support residents across a broad region of Calgary.
- Why does this matter? Healthy and diversified industrial communities support the creation of a prosperous and diverse economy on a local and city-wide scale while also allowing for the more efficient use of existing infrastructure.
- The proposal requires an amendment to the *Saddle Ridge Area Structure Plan* (ASP) to allow for large scale regional commercial development.
- There is no previous Council direction related to this proposal.

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 – 38 Street NE, LOC2024-0288

DISCUSSION

This policy and land use amendment application in the northeast community of Saddle Ridge Industrial was submitted on 2024 December 26 by B&A Studios on behalf of the landowner, Saddleridge GP INC. (C/O Triovest Realty Advisors Inc.). The approximately 8.24 hectare (20.36 acre) site is situated south of 88 Avenue NE between Métis Trail NE and 36 Street NE. The parcel is surrounded by roads on all four sides and is undeveloped. As per the Applicant's Submission in Attachment 4, the proposal is to amend the *Saddle Ridge ASP* and the site's current Industrial – General (I-G) land use designation.

The ASP amendment in Attachment 2 would affect Section 4.5 Major Employment Areas, which initially only allowed for fully serviced industrial uses. Council in 2024 approved limited local commercial uses (Bylaw 61P2024) in addition to the industrial uses already allowed on lands in Cell F to the north of 80 Avenue NE. The policy amendment in this application proposes to further include large-scale regional commercial uses on the subject site situated at 8604 – 38 Street NE only. The policy amendment does not apply to the rest of the lands to the north of 80 Avenue NE.

The land use amendment proposes a Direct Control (DC) District. This DC District is based on the permitted and discretionary uses and use rules of the Industrial – General (I-G) District in Bylaw 1P2007. The DC District in Attachment 3 proposes the addition of Supermarket, Retail Garden Centre, Liquor Store, Health Care Services and Retail and Consumer Services as discretionary uses to allow for large-scale regional commercial development. The DC District also proposes additional use rules for enhanced building design of public entrances to large-scale regional commercial development.

The amendment to the *Saddle Ridge ASP* and the land use district would allow for the additional development of large-scale regional commercial in conjunction with light industrial uses on the subject site. The ASP amendment promotes improved site design for better pedestrian walkway connections. No development permit application has been submitted at this time.

A Transportation Impact Assessment (TIA) was accepted in support of the proposed land use amendment application with a recommendation for several infrastructure upgrades and improvements, such as intersection upgrades, signalization and sidewalk and pathway upgrades. Attachment 1 provides more information on the TIA, but some of the recommended improvements, not included in this report, are subject to further analysis with the final infrastructure requirements and associated development responsibilities to be confirmed and addressed at the development permit stage. The proposed upgrades will address deficiencies and improve traffic operations in the area surrounding the subject site.

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

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 - 38 Street NE, LOC2024-0288

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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. As a result, the applicant notified the Ward Councillor's office, the Saddle Ridge Community Association and 11 neighbouring businesses to the west of the subject site about the proposed ASP and land use amendments. No comments were received from the public or interested parties and the Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no responses from the public and there is no community association for the area.

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

IMPLICATIONS

Social

The proposal enables large-scale commercial development that will generate stable employment in close proximity to major residential areas. The site has been vacant for several years without industrial development and this proposal offers diversification in the local economy to improve socio-economic conditions in the area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy - Pathways to 2050*.

Economic

The proposed *Saddle Ridge ASP* amendment and DC District intend to reduce development barriers and better align policy with current industrial and commercial trends will help enable economic growth and support job creation in support of a prosperous economy for Calgary. The DC District would accommodate both industrial and commercial uses, supporting economic diversification in the surrounding area and contributing to Calgary's broader economic growth.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2025 June 19

ISC: UNRESTRICTED
CPC2025-0263
Page 4 of 4

Policy and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 8604 - 38
Street NE, LOC2024-0288

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 56P2025**
- 3. **Proposed Bylaw 131D2025**
- 4. Applicant Submission
- 5. Applicant Outreach Summary
- 6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform