

PROPOSED

CPC2025-0263
ATTACHMENT 2

BYLAW NUMBER 56P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SADDLE RIDGE AREA STRUCTURE PLAN BYLAW 3P84 (LOC2024-0288/CPC2025-0263)

WHEREAS it is desirable to amend the Saddle Ridge Area Structure Plan Bylaw 3P84, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Saddle Ridge Area Structure Plan attached to and forming part of Bylaw 3P84, as amended, is hereby further amended as follows:

(a) In Section 4.5.1 Industrial, in the second paragraph, delete the following text:

“Accordingly, lands north of 80 Avenue NE should be developed for predominantly industrial uses and limited local commercial uses.”

and replace with the following text:

“Accordingly, lands north of 80 Avenue NE should be developed for predominantly industrial uses and limited local commercial uses, except for 8604 – 38 Street NE that may accommodate large scale regional commercial uses.”

(b) In Section 4.5.1 Industrial, delete Policy 1 in its entirety and replace with the following:

“1. Lands north of 80 Avenue NE should be redesignated, subdivided or developed for fully serviced industrial uses and limited commercial uses.

(i) The parcel located at 9020 – 36 Street NE is appropriate for a range of commercial uses. Local commercial uses within the industrial area:

(A) means the use of land, buildings or structures for the purpose of providing retail goods and services on a limited scale to primarily local employees or patrons in the area and may include, but is not limited to, restaurants, convenience stores, service stations and gas bars, and financial institutions;

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- (B) should be located at the intersection of two roads;
 - (C) should not comprise a site exceeding 1.6 hectares of land at the corner of an intersection; and
 - (D) should not, in the aggregate, comprise sites totaling more than 1.6 hectares of land at one or more corners of the same intersection.
- (ii) The parcel located at 8604 – 38 Street NE is appropriate for large scale regional commercial uses. Large scale regional commercial uses within the industrial area:
- (A) means the use of land, buildings or structures for the purposes of providing commercial uses on a large scale and may include, but is not limited to, supermarkets, retail garden centres, liquor stores and auto services;
 - (B) may contain retail sales activities where the product is displayed outdoors;
 - (C) should provide higher standards of building design such as, but not limited to, enhanced building entrances. Building entrances should create visual interest at a pedestrian scale through a combination of windows, prominent entry features, projections and recesses or other design detailing in building façades;
 - (D) should include site design that promotes a continuous, uninterrupted pedestrian network through the use of walkways with landscaping to allow for safe and efficient connectivity between buildings, parking areas and sidewalks to public transit and adjacent development. This includes the provision of a raised or painted crosswalk at the public entrance of a large scale regional commercial building; and
 - (E) should locate loading areas, ancillary storage, utility meters, garbage collection and other such services for large scale regional commercial buildings in a way to minimize the visual impacts through screening and landscaping from another parcel designated with a Special Purpose District.”

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____