

Applicant Submission

2025 June 2



Applicant's Submission

On behalf of Saddleridge GP Inc (c/o Triovest Realty Advisors Inc.), B&A has submitted an application to redesignate 8604 – 38 St. NE from Industrial – General (I-G) District to Direct Control (DC) District based on an I-G District to accommodate development of a regional scale retailer.

The landowner has received an offer to purchase from a multi-national warehouse retailer that requires a large parcel and good vehicular access which this site ideally provides. The offer to purchase is subject to land use redesignation approval. The building envisioned for the site takes on the appearance of an industrial building and is of a size that is not appropriate for a residential area but is more appropriate for this area.

The use is compatible with the adjacent industrial uses in terms of building form, is accessed mainly by motor vehicles and as such is appropriately located near arterial roads.

The proposed DC District included the additional discretionary uses of Supermarket, Liquor Store and Garden Centre but has the references the base I-G District to allow other industrial uses. Furthermore, the intended building can easily be converted to an industrial use should the Supermarket fail to succeed.

When reviewing industrial land in the northeast, the history of land on the north side of Airport Trail paints a bigger picture. In 2018, the Northeast Industrial Area Structure Plan (NEASP) identified the lands north of Airport Trail as "Gateway Commercial Area" intended for a regional mall that did not materialize. In 2020, that landowner amended the NEASP removing 38.44 ha (94.99 ac) of commercial land and converting it to industrial land. Although this land use allows for supermarkets, the overall amount of industrial zoned land in northeast Calgary is still greater than it was in 2019 ensuring sufficient land supply.

The intended use will also employ upwards of 370 employees, creating employee intensive development desired by the City for major employment areas. This will provide more jobs within a closer proximity to where people live, reducing travel distance to and from work for area employees. For these reasons we feel an ASP amendment to allow the land use change is in order.

The proposed land use redesignation is consistent with the general land uses identified in the Municipal Development Plan, and general intent of the Saddle Ridge ASP. With the proposed ASP amendment, we hope to put into production underutilized land and spur on economic development. Finally, the uses proposed are consistent and complementary to the adjacent land uses, providing an opportunity to provide employment and services for residents of northeast Calgary. As such, we respectfully request your support of the application.