

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0704
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**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

EXECUTIVE SUMMARY

This application has been submitted by Seika Architecture, on 2017 July 06, on behalf of the land owners Paragon Commercial Ltd. This land use amendment application seeks to redesignate a 1.55 hectare parcel in the Saddle Ridge Industrial area from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District for future development of the site as a commercial node servicing the industrial area, including:

- small to mid-scale commercial with opportunities for mixed-use developments;
- a maximum building height of 18 metres;
- a maximum, cumulative building floor area of approximately 38,000 square metres, based on a building floor to parcel area ratio (FAR) of 2.5;
- the uses listed in the C-COR2 land use designation.

An amendment to the *Saddle Ridge Area Structure Plan* is required in order to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Saddle Ridge Industrial Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott
Absent: E. Woolley

Carried: 6 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 1.55 hectares ± (3.83 acres ±) located at 9020 - 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18 (C-COR2f2.5h18) District; and
4. Give three readings to the proposed bylaw.

Moved by: J. Scott
Absent: E. Woolley

Carried: 6 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaws 49P2018 and 225D2018; and

1. **ADOPT** the proposed amendment to the Saddle Ridge Industrial Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 49P2018.
3. **ADOPT** the proposed redesignation of 1.55 hectares \pm (3.83 acres \pm) located at 9020 - 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18 (C-COR2f2.5h18) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 225D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The Saddle Ridge Industrial area is subject to policies of the *Saddle Ridge Area Structure Plan* (ASP).

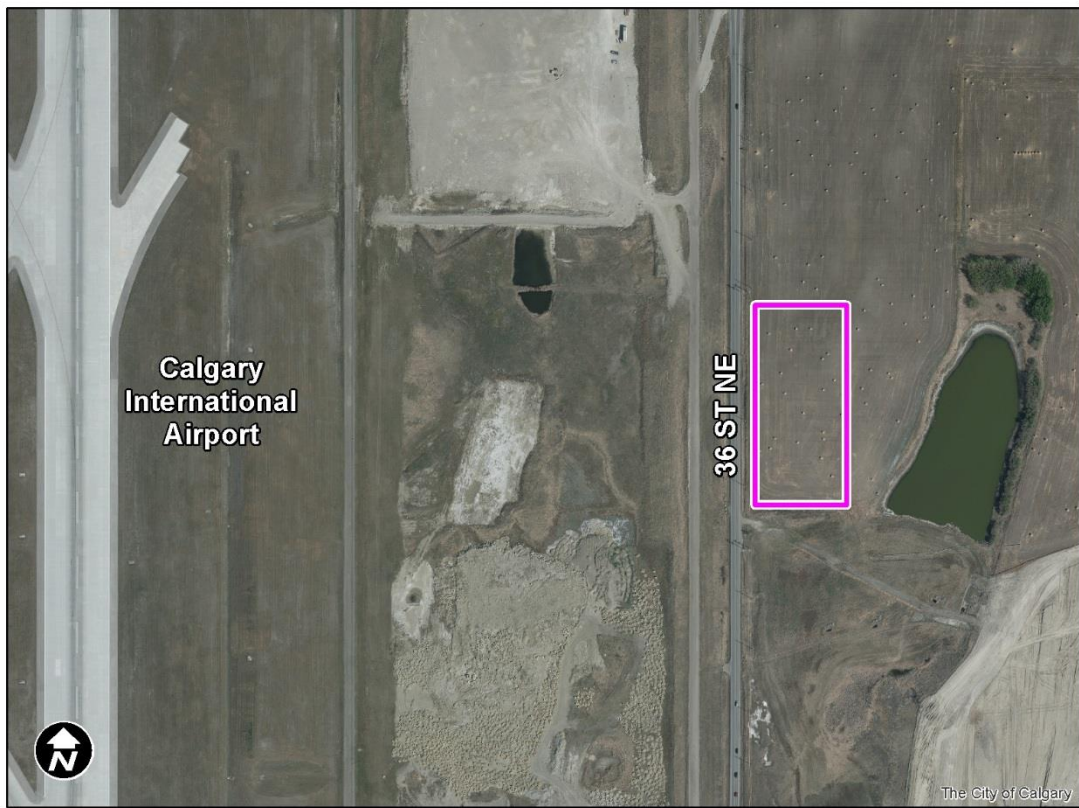
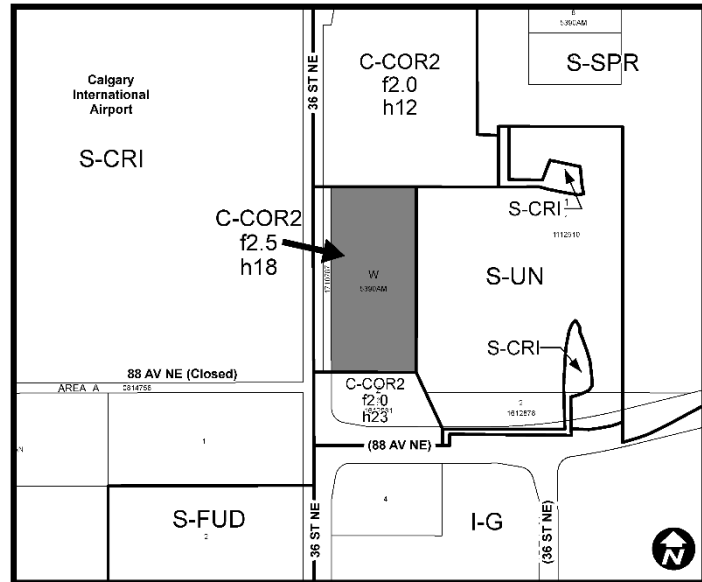
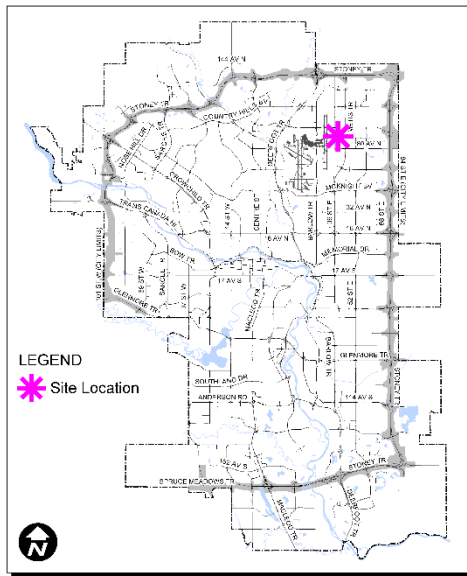
In 2014, a land use and outline plan was approved on the adjacent parcels to the subject site. This land use and outline plan saw the parcels adjacent to the site on the north and the south side along 36 Street NE redesignated to the Commercial – Corridor 2 (C-COR2) District.

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Location Maps



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Site Context

The subject site is located in the northeast community of Saddle Ridge Industrial along 36 Street NE, between Airport Trail NE and 80 Avenue NE. The immediate area is predominantly undeveloped with commercial land uses designated to the north and the south of the subject site. The site directly to the east is a natural area with a wetland. The Calgary International Airport is close by with the east runway approximately 600 metres to the west.

The site is relatively flat with no significant vegetation or wetland bodies.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment would allow for a mix of commercial uses to serve the developing industrial area of Saddle Ridge Industrial.

Land Use

This application proposes to redesignate the subject parcel from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District with an FAR of 2.5 and a maximum height of 18 metres. The C-COR2 district is intended to accommodate commercial developments of varying sizes and distance from the street.

Implementation

As noted, the proposed redesignation is intended to accommodate the completion of a developing commercial node by joining the commercial land use areas located on the north and south of the subject site. The ultimate vision for the area is a serviced industrial area for which local services for the employees could be derived from this commercial node.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was submitted in support of the land use redesignation application. An updated TIA and parking analysis will be required at the development permit stage in order to confirm trip generation and parking requirements based on the development permit site plans.

Access to 36 Street NE will be restricted to right-in / right-out only. Additional access to 88 Avenue NE could be considered through an access easement agreement.

A future upgrade of 36 Street NE to a divided arterial standard is necessary to support full development in this area.

The Martindale LRT station is located approximately 2000 metres from the site. As the area develops, future local Transit service is anticipated on 36 Street NE and on 88 Avenue NE, with stops less than 100 metres away from the site.

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Utilities and Servicing

Sanitary, storm water and water services are available to service the subject site.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

Engagement

No public meetings were held for this proposal.

No comments were received from citizens and there is no community association for this area of the city. A letter was sent to the adjacent community association - Saddle Ridge Community Association with no response at the time of writing this report.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Standard – Industrial area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage industrial uses as the primary use with uses that support the function of the area and cater to the day-to-day needs of area businesses and their employees also supported in key locations as a limited supply.

Saddle Ridge Area Structure Plan (Statutory, 1984)

The subject parcel is located within Cell F as identified in the *Saddle Ridge Area Structure Plan* (ASP). Cell F is identified as one of the major employment areas of the ASP. This Cell limits any land north of 80 Avenue NE to strictly fully serviced industrial uses. An amendment to the ASP is required to allow for this application to redesignate to a commercial district.

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Airport Vicinity Protection Area (Statutory, 1979)

The Airport Vicinity Protection Area regulation identifies the subject site as within the 35 - 40 Noise Exposure Forecast (NEF). This NEF contour lists prohibited uses which include: residences, schools, day cares, medical facilities, halls and auditoriums, places of worship, outdoor exhibition and fairgrounds, outdoor spectator entertainment/sports facilities, and campgrounds.

Social, Environmental, Economic (External)

The proposal has the potential to allow for and further support a mix of uses in Saddle Ridge Industrial and provide local commercial services for the local employee population and reduce travel time between employment and services.

No environmental issues were identified for the subject site throughout the review by Administration.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Risk Assessment

The intent of this land use amendment is to allow for a change in the package of uses on the subject site to the same uses as the adjacent sites to the north and the south. Given the nature of allowable building forms and uses in the proposed C-COR2 District, there are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Saddle Ridge Area Structure Plan* as amended and is keeping with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 District will provide necessary local commercial services to an otherwise predominantly industrial area. The proposal allows for a range of uses that are compatible with adjacent uses and will work to connect an otherwise fragmented commercial node in an industrial area.

ATTACHMENT(S)

1. Proposed Amendment to the Saddle Ridge Area Structure Plan
2. Applicant's Submission
3. Proposed Bylaw 49P2018
4. Proposed Bylaw 225D2018