

Mayor & councillors

Land use Re-designation at 9020 36 Street N.E. Calgary.

Application No LOC 2017-0193

Existing land use designation- Future Urban Development (S-FUD)

Proposed land use designation- District to the Commercial – Corridor 2 (C-COR2f2.5h18) ,

Site context based on land use designation.

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 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 subject site proposed zoning is consist with surrounding site commercial zoning.

Site Context-

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 re-designated to the Commercial – Corridor 2 (C-COR2) District. The proposed development total land area is 1.55 hectare parcel(3.8ac).

Site Layout & response to Saddle Ridge Area Structure Plan(ASP) polices

This is an optimal location for commercial development as it is located at the intersection of two Arterial street (36 street NE and 88 ave NE) and 800meter to north of the site is Airport trail. East side of the site boundary is 800m from Metis Trail NE.

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. The proposed development provided FAR 0.49(allow 2.5 FAR)

Site Access , Traffic and parking

The site access will be on 36 street NE(Arterial Street)and 88 ave NE (Arterial Street).

Site's access location was review by the transportation consultant (JCB Engineering) to plan for safe and efficient access conditions. There are 180 parking stalls at grade.

Market study

The market study conducted by Colliers International confirms a strong need for commercial space required for the area. This is further enforced by the evidence of strong interest through formal reservations for commercial and office spaces in this development as outlined below.

Market response

(1)Over 16,000 f2 have been reserved (sold) for future sale in this project, subject to land use approval.

(2)Landowner/ developer is going to own 18,000 f2 retail consumer services units (for renting)

(a) 12,000 ft retail consumer services units rented

- (b) 6,000 ft available for rent
- (3) Landowner is going to own 5,000f2 for office space
 - (a) Developer's main office using 3,000 f2
 - (b) Available for rent 2,000f2

(These reservations include a Medical Center, Restaurants, Fast Foods and other small business operations)

Transportation Networks

A Transportation Impact Assessment (TIA) was submitted in support of the land use re-designation application.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

The proposal conforms to the *Saddle Ridge Area Structure Plan* with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 District will provide necessary local commercial services to a predominantly industrial area and surrounding communities (saddle ridge). The proposed development allows for a range of uses that are compatible with adjacent uses in the area. Based on consideration of the site opportunities outlined above, we are requesting council to approve the propose land use.

Development permit was submitted for the above project on July 19th 2018 (DP 2018 – 3457).

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED A

