

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
46 STREET NE AND AIRPORT TRAIL NE
BYLAW 282D2017

MAP 14NE

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate a 7.13 hectare (17.61 acre) block of land in the Community of Saddle Ridge from Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The subject site forms part of the Savanna neighbourhood which was approved through an outline plan and land use redesignation in 2014. The request to redesignate this specific site stems from Provincial approval obtained by Genstar to fill a wetland within the plan area. The filling of this wetland presents an opportunity to develop this portion of the site for residential uses in conformity with the Saddle Ridge Area Structure Plan (ASP) and Municipal Development Plan (MDP).

This application is accompanied by an Outline Plan application that contemplates minor revisions to the previously approved subdivision layout for this portion of the Savanna neighbourhood.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 29

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 282D2017; and

1. **ADOPT** the proposed redesignation of 7.13 hectares \pm (17.61 acres \pm) located at 9325 – 52 Street NE (Portion of Plan 1412743, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 282D2017.

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REASON(S) FOR RECOMMENDATION:

The recommended redesignation serves to increase residential densities by converting a former wetland (S-UN) area (which has now received Provincial approval to be filled – see page 8 of this report for further details) to an R-G district and by converting a selection of surrounding lands previously designated R-1s to R-G.

Combined, the development of the filled wetland area and the added flexibility in housing form/lot pattern introduced by the R-G district is anticipated to result in an additional 56 units across the 7.13 hectare (17.61 acres) site from what was previously contemplated. These changes are in alignment with the policies of the Saddle Ridge ASP and the Municipal Development Plan which support the efficient utilization of land and infrastructure and the provision of a range of housing choices to support the creation of complete and vibrant communities. The redesignation also involves the expansion and reconfiguration of community park space (Municipal Reserve) lands which will provide an enhanced amenity for this developing community.

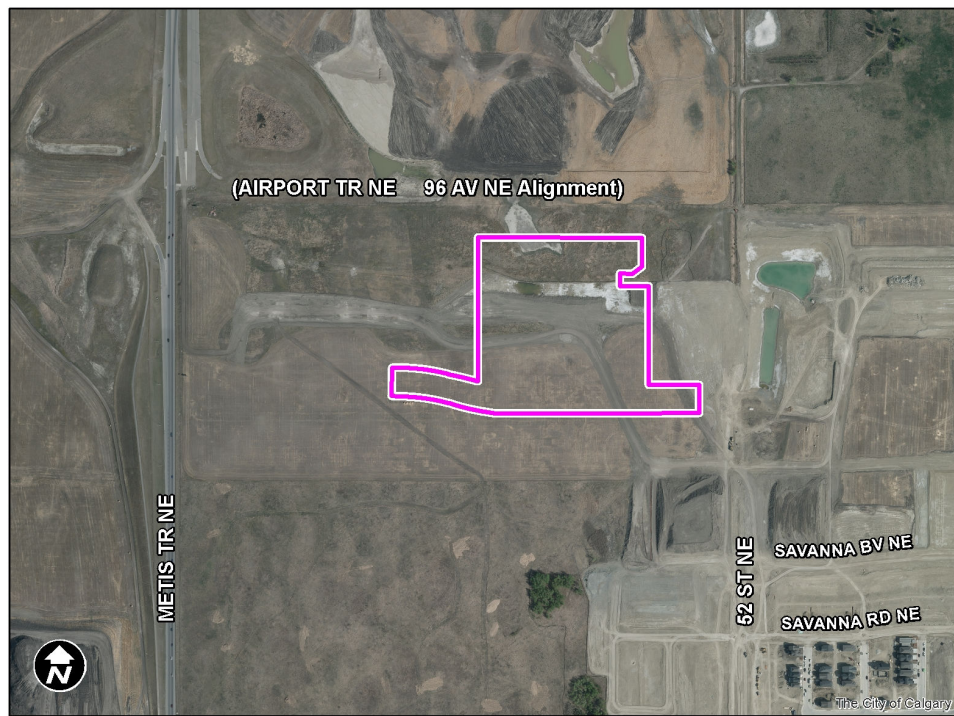
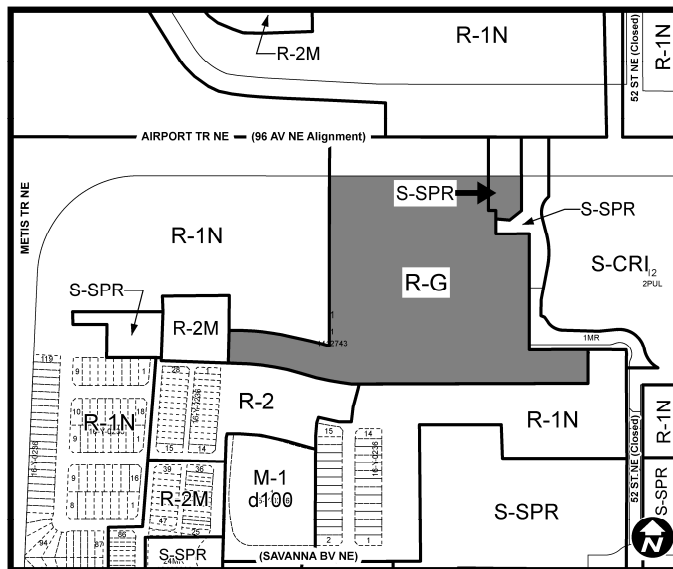
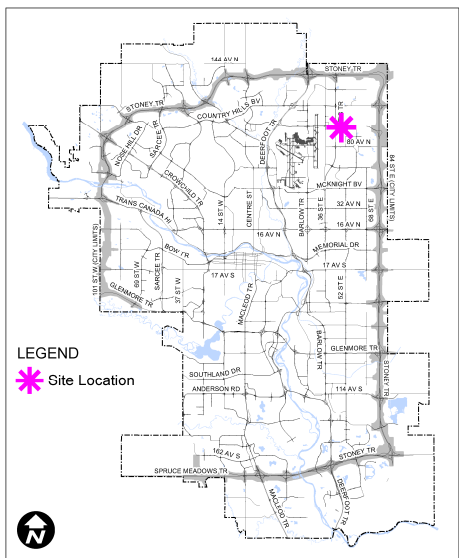
ATTACHMENT

1. Proposed Bylaw 282D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.13 hectares \pm (17.61 acres \pm) located at 9325 – 52 Street NE (Portion of Plan 1412743, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

Moved by: M. Foht

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Landowner:

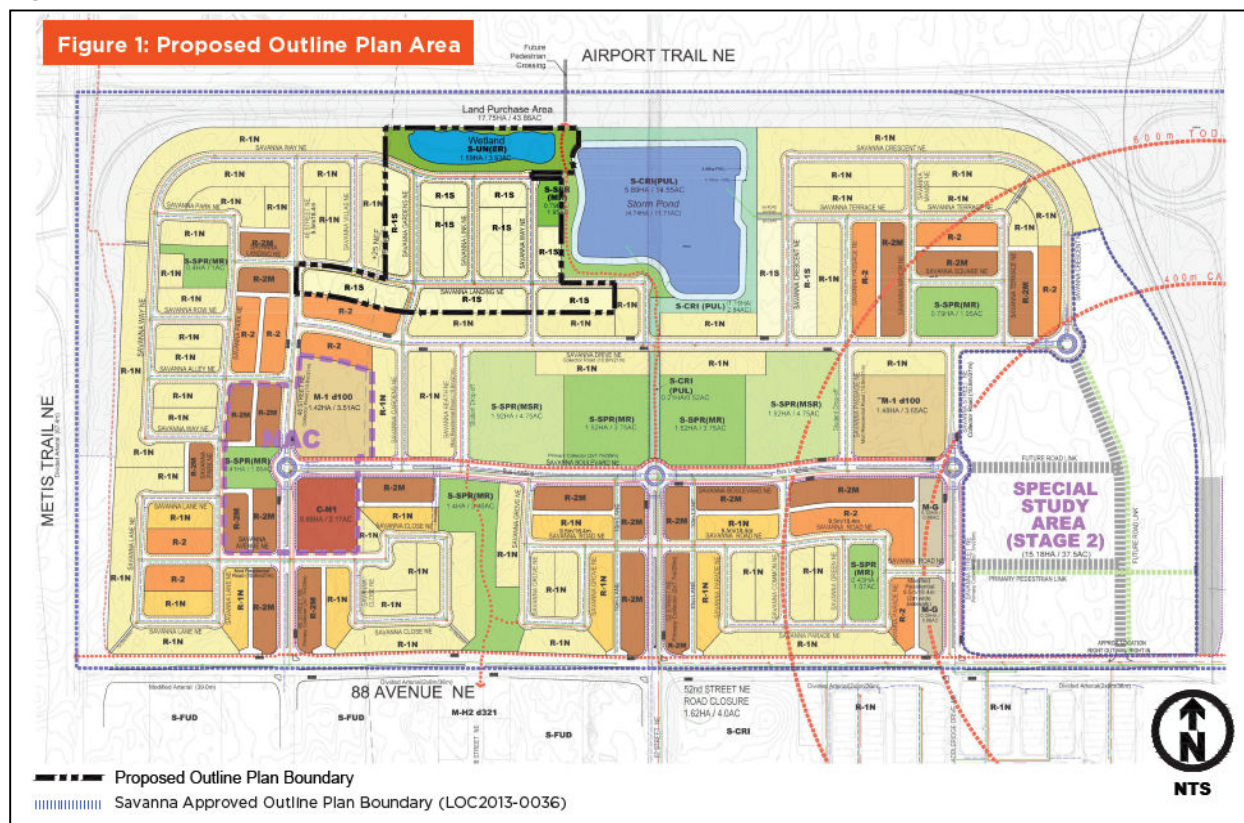
Genstar Titleco Limited

SITE CONTEXT

As noted previously, the subject site is comprised of 7.13 hectares (17.61 acres) of land located in the northeast quadrant of Calgary, within the “Cell E Residential Area” of the Saddle Ridge Area Structure Plan. The site is generally bounded by the future Airport Trail NE extension to the north and Métis Trail NE to the west.

The lands constitute part of a broader holding owned by Genstar and forms part of the existing Savanna neighbourhood for which an Outline Plan was approved in 2014 (see figure 1 below).

Figure 1: Site Context Map



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The Savanna area is a newly developing neighbourhood that will include a range of residential housing typologies as well as a Neighbourhood Activity Centre with park space and neighbourhood scale commercial uses. The eastern portion of the Savanna Outline Plan Area is within 600 metres of the future LRT station to be located at 60 Street NE and 88 Avenue NE and is identified as a Community Activity Centre in the MDP. The portion of the Outline Plan area proposed to be redesignated is bounded by the Airport Trail right-of-way to the north, the area storm pond to the east and future residential development to the west and south.

LAND USE DISTRICTS

The recommended changes to the existing land use designations are generally summarized as follows:

- i) Redesignation of portions of the filled wetland area from Special Purpose – Urban Nature (S-UN) District to Low Density Mixed Housing (R-G) District to accommodate new low density housing;
- ii) Redesignation of portions of the filled wetland area from Special Purpose – Urban Nature (S-UN) District to Special Purpose – School, Park and Community Reserve (S-SPR) District to account for 10 percent of this area that is now owing Municipal Reserve dedication as a result of its conversion to residential uses; and
- iii) Redesignation of 5.30 hectares (13.1 acres) of land surrounding the wetland currently designated Residential – One Dwelling (R-1s) District to Low Density Mixed Housing (R-G) District to accommodate additional flexibility in the form of housing/lot pattern (i.e. smaller lots).

It should also be noted that the recommended redesignation accounts for a mapping error that incorrectly labeled 0.51 hectares (1.27 acres) of Environmental Reserve (S-UN) lands surrounding the former wetland as S-SPR.

In accordance with Part 5, Division 12 of the Land Use Bylaw the Low Density Mixed Housing (R-G) District accommodates a range of low density residential development forms and is intended to apply to low density neighbourhoods in master planned communities in suburban Greenfield locations in the Developing Area. The R-G district allows for additional flexibility in housing form to account for shifts in market demand or technical constraints over time and is an appropriate replacement for the existing R-1s lands as contemplated by the proposed redesignation. Of note, the R-G district was not available for use at the time of the original Savanna Outline Plan approval.

In accordance with Part 9, Division 3 of the Land Use Bylaw the Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to apply to lands dedicated as Municipal Reserve under the Municipal Government Act and permits the intended use as park space.

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DENSITY

As noted previously in this report, the recommended land use redesignation relates to a 7.13 hectare (17.61 acre) section of land within the existing approved Savanna Outline Plan area. The application will result in an increase in the potential residential density of this section due to the redesignation of a former wetland area to R-G and the conversion of existing R-1s lands to R-G.

The previously approved land use districts in this section anticipated the development of 113 single detached dwelling units. The recommended land use changes would result in the potential for 21 additional single detached units on the former wetland area, and provide for approximately 35 additional residential units on the lands previously designated R-1s by changing to R-G. Overall, this land use change anticipates an additional 56 units across the subject site as compared to the existing designations. The anticipated density yield is based on the provision of 9.10 metre single detached dwelling lots but could accommodate additional density should market conditions warrant a different mix of housing forms such as semi-detached or rowhouse buildings. Overall, the changes anticipate a density increase from 15.4 uph to 23.0 uph in this section of the Savanna neighbourhood.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (MDP)

Map 1 "Urban Structure" of the MDP identifies the subject lands as a Planned Greenfield Area subject to an Area Structure Plan. Section 3.6.1 of the MDP directs that the appropriate Area Structure Plans provide detailed guidance for the review of planning application but it is worth noting that the proposed redesignation will result in a density for this section of the plan area that achieves the minimum target of 20 units per hectare envisioned for new communities.

Saddle Ridge Area Structure Plan

The subject site is located within the "Cell E Planning Area" on Map 5 of the ASP and is identified as "Residential" on the Land Use Plan depicted in Map 6. Overall, Cell E has been designed in accordance with the Cell E residential policies. Of relevance to this application, a minimum average residential density of 20 units per hectare is required across Cell E. The proposed redesignation serves to increase the density of this portion of the outline plan area from 15.4 units per hectare to 23.0 units per hectare and in this regard, supports the objectives of the ASP. Overall densities for the Cell E residential area are substantially higher than this when the Community Activity Centre area is factored.

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TRANSPORTATION NETWORKS

The local transportation network intending to serve this area was generally established through the original Savanna Outline Plan. Minor adjustments to the local street network have been proposed in the accompanying outline plan application. These adjustments include the “squaring off” of some local streets to form a more logical grid made possible by the filling of the former wetland. These changes effectively represent a minor revision to the original Savanna Outline Plan.

A Transportation Impact Assessment (TIA) was not required as part of this application because the resulting land use pattern represents a similar pattern of low density housing forms that are appropriate for the existing street design requirements. A TIA may be required at the future tentative plan stage when more detailed information is available regarding the exact lot pattern and housing mix.

UTILITIES & SERVICING

Water and sanitary servicing plans to service this block were established through the Savanna Outline Plan approval in 2014. The existing servicing plans are sufficient to accommodate the proposed land use changes.

Given the added potential for impermeable surface introduced through the proposed land use changes, a Stormwater Management Report was submitted in support of the application. This report has been reviewed and accepted by Water Resources. In general, it was found that no major upgrades to the existing planned stormwater management facilities would be required to accommodate the anticipated increased runoff.

ENVIRONMENTAL ISSUES

As indicated previously in this report, the application proposes to redesignate a former wetland area to accommodate residential uses. The location of the wetland is generally shown in figure 1 on page 5 of this report for further reference. Subsequent to the Savanna Outline Plan approval in 2014, a Wetland Permanence Assessment was commissioned by Genstar. In general, it was concluded that previous cultivation and fill deposited through previous agricultural activities and the planned extension of Airport Trail NE have impacted the viability and function of this wetland. As such, the submission of the Wetland Permanence Assessment to Alberta Environment generated a request that this wetland be filled and compensated for. In July of 2015 Genstar received approval under the Water Act to fill the wetland area and a financial compensation agreement was entered into with Ducks Unlimited. Such compensation is utilized to undertake wetland conservation and restoration programs administered by Ducks Unlimited.

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ENVIRONMENTAL SUSTAINABILITY

The recommended redesignation will allow for an efficient use of this piece of serviced urban land and planned local infrastructure.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

In verbal discussion with the File Manager, the Saddle Ridge Community Association noted having no objection to the proposed outline plan revisions and land use redesignation subject to the stormwater issues being properly considered and managed.

Citizen Comments

No comments were received from members of the public by the CPC report submission date.

Public Meetings

No public meetings were conducted by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Genstar Developments (Genstar) is proposing an Outline Plan and Land Use Redesignation for approximately 7.35 hectares (18.16 acres) of land located within the approved Savanna Outline Plan LOC2013-0036. The need to redesignate the subject site arises from a recent request by the Province of Alberta to fill in the wetland (Wetland 42). Filling the wetland results in an opportunity to develop the subject site as residential units in a manner that aligns with the approved Savanna Outline Plan.

The proposed Outline Plan area consists of 7.35 hectare (18.16 acres) of which 7.13 hectares (17.62 acres) requires a land use redesignation. The application proposes low density residential development in the location of the former wetland (S-UN). Direction from the Province regarding Wetland 42 allows for the development of such lands, and as a result, 10% of the area would now be owed as Municipal Reserve Dedication.

The open space allocation and residential block pattern established by the Outline Plan, with the addition of this municipal reserve to the existing open space configuration was not ideal. This application proposes to redistribute the municipal reserve to create a neighbourhood park at the northeast corner of the plan area adjacent to the storm pond and future pedestrian crossing of Airport Trail.

Additional proposed changes include a linear extension of Savanna Way NE – parallel to Airport Trail NE and a land use change to R-G from R-1s for the entire Outline plan area. The Outline Plan proposes the residential area as R-G to provide for an increase in density and greater flexibility in housing forms. The residential roads of Savanna Gardens and Link are proposed to be extended north to meet the new alignment of Savanna Way and alter the configuration of lots within the blocks.

Overall the proposed plan provides additional residential units, creates a more ideally situated open space parcel in relation to future connections across Airport Trail and is in alignment with the intent of the approved Savanna Outline Plan.