

**LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
89 AVENUE NE EAST OF SADDLECREST BOULEVARD NE
BYLAW 303D2017**

MAP 14NE

EXECUTIVE SUMMARY

This Land Use Amendment seeks to allow for future subdivision and development of a parcel of land in the community of Saddle Ridge, including a local street network, public open space, as well as a range of residential and local commercial uses. Specifically, this application proposes to redesignate this parcel from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 1 (C-N1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District. This area of 1.39 hectares \pm (3.43 acres \pm) is identified as residential under the Saddle Ridge Area Structure Plan (ASP).

This application has been applied for with the support of an outline plan to provide the subdivision layout and technical considerations for the site's development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 July 27

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 303D2017; and

1. **ADOPT** the proposed redesignation of 1.39 hectares \pm (3.43 acres \pm) located at 6803 – 89 Avenue NE (Plan 731001, Block 8) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 1 (C-N1) 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 303D2017.

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REASONS FOR RECOMMENDATION:

The proposed Land Use Amendment is in conformance with applicable policies identified in the Municipal Development Plan (MDP) and the Saddle Ridge Area Structure Plan (ASP). The proposal provides a local commercial parcel and open space (as dedicated Municipal Reserve) area to complement the existing and future residential development. Additionally, the proposal allows for a logical layout and form of development that can be developed and function on its own as well as provide the opportunity for seamless integration with future development to the east.

ATTACHMENTS

1. Proposed Bylaw 303D2017
2. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.39 hectares \pm (3.43 acres \pm) located at 6803 – 89 Avenue NE (Plan 731001, Block 8) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 1 (C-N1) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: M. Foht

Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Carried: 5 – 2

Opposed: G.-C. Carra and
A. Palmiere

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Applicant:

CivicWorks Planning + Design

Landowner:

A.P.E. Services Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Saddle Ridge adjacent to the corner of Saddlecrest Boulevard NE and 89 Avenue NE. Lands in the general vicinity of the subject site had developed in early 2000's as primarily low density residential. A future Community Activity Centre and LRT Station is planned for lands located approximately 600 metres to the west.

The parcel is currently vacant following the demolition of the existing dwelling and detached garage. The existing site slopes from northeast to southwest. Trees and other vegetation exist along the north property line and southwest portion of the site.

Surrounding the site, existing development includes single detached dwellings (designated Residential – Narrow Parcel One Dwelling (R-1N) District) to the south and west across Saddlecrest Boulevard NE. To the east, a neighbouring acreage contains an existing single detached dwelling. Land use amendment and outline plan applications are currently under review for the existing acreage to the east of that parcel. A future regional pathway will provide pedestrian and cycling connections to this area at the east end of 89 Avenue NE.

Immediately north of the subject parcel, is another residential acreage. Land use, outline plan and subdivision for the lands to the northeast were approved in 2015 and 2016 respectively. The new residential development will include low density residential, low profile multi-residential development, and municipal reserve space which connects with the school site to the north.

There is a remnant parcel of land located between the subject site and Saddlecrest Boulevard NE. The parcel is approximately 300 square metres in area and is owned by another landowner. On several occasions, Administration requested that that parcel of land be included within this application boundary, but the landowner for this application has not been able to come to agreement with that landowner on the acquisition. That site is realistically undevelopable on its own; however, the accompanying outline plan still requires access consideration concurrent with the subdivision of the subject site.

An outline plan application has been submitted in support of this land use redesignation. One of the clear challenges in planning in areas with limited parcel sizes and fragmented ownership patterns is to establish a well thought out and comprehensive neighbourhood and infrastructure plan. The accompanying outline plan, and supporting shadow plan information, adequately deals with these considerations.

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LAND USE DISTRICTS

Existing: Special Purpose – Future Urban Development (S-FUD) District

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to protect lands for future urban forms of development by restricting premature subdivision of parcels of land. Since this area has a local area policy and there are no growth management concerns, an application to redesignate this land for urban development is appropriate.

Proposed: Residential – Low Density Mixed Housing (R-G) District

The application proposes to redesignate approximately 0.76 hectares (1.89 acres) of land to Residential – Low Density Mixed Housing (R-G) District which accommodates a wide range of low density residential development such as single-detached, semi-detached and duplex dwellings. Secondary suites as well as rowhouse development is also allowed in the proposed R-G District.

Proposed: Special Purpose – School, Park, and Community Reserve (S-SPR) District

A portion of the site will be taken as a Municipal Reserve (MR) parcel and thus will be redesignated to Special Purpose – School, Park, and Community Reserve (S-SPR) District. The MR site is proposed adjacent to an existing bus stop located along Saddlecrest Boulevard NE. The proposed MR site will provide a public amenity to transit users, the proposed commercial development and is also intended to serve as a pedestrian connection into the proposed neighbourhood. The site also provides a visual connection with the S-SPR site at the southwest corner of the intersection of Saddlecrest Boulevard NE and 88 Avenue NE.

Proposed: Commercial – Neighbourhood 1 (C-N1) District

The northwest portion of the site is proposed to contain a Commercial – Neighbourhood 1 (C-N1) District, which is intended to provide this area with small scale retail, service and business uses that would serve the day-to-day needs of nearby residents. The proposed C-N1 District also allows for residential uses to occur on the upper floors of buildings that contain commercial uses. A site concept plan has been provided for this area, which provides a theoretical layout of future development of the site – which will be confirmed during future development permit stages.

Land Use Evaluation

The proposed mix of uses and development intensities proposed are consistent with the objectives of the Municipal Development Plan and the Saddle Ridge Area Structure Plan. Additionally, the proposed land use designations are complimentary to and allow for a seamless integration with the remainder of lands to the south of 89 Avenue NE as well as the broader neighbourhood.

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DENSITY

Land Use District	Anticipated Number of Units	Maximum Number of Units
R-G	13	25
C-N1	TBD	TBD

The minimum density as required by the Saddle Ridge ASP is 17.3 units per gross developable hectare. Currently, the anticipated residential density of the proposed development is 9 units per developable hectare. Due to the mix of residential and non-residential land uses proposed on this site, analysis of the intensity of the development was used to ensure compliance with existing policy. The ASP's 17.3 units per gross developable hectare equates to an intensity of approximately 55 people and jobs per hectare. This intensity was determined using standard statistical assumptions employed by The City of Calgary's Geodemographics (Planning & Development) group. The proposed C-N1, S-SPR, and R-G Districts will allow a development form that can meet this intensity. The current proposal will achieve 61 people and jobs per hectare, which slightly exceeds the MDP minimum of 60 people and jobs per hectare.

Saddle Ridge	
Peak Population Year	2016
Peak Population	19,256
2016 Current Population	19,256
Difference in Population (Number)	0
Number of Dwelling Units	13
Estimated Population Increase	40
Estimated Population Change	0.2%

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).

Municipal Development Plan (MDP)

The subject site is located within the Developing Area and more specifically within the Planned Greenfield with Area Structure Plan (ASP) area, according to Map 1 Urban Structure of the MDP. ASPs existing prior to the adoption of the MDP are to be considered appropriate policies to provide specific direction of the development of the local community.

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The proposed Land Use Amendment contributes to creating a complete community through providing a flexible housing district, a public open space, and opportunities for a local commercial development to supply services that can meet day to day needs, within walking distance for residents (section 2.2.4 (b)(i)(iii)).

This application also contributes to creating a connected park system by aligning the Municipal Reserve with nearby existing and future green spaces and pathway systems (2.3.4(b)).

The MDP establishes intensity targets for new communities in Future Greenfield Areas (those areas that do not yet have a local area plan). It sets out a minimum intensity threshold of 60 people and jobs per hectare. While this parcel is in an area with a local area plan, the proposed intensity of the development will meet this minimum.

Saddle Ridge Area Structure Plan (ASP)

The subject property is located within Cell C of the Saddle Ridge ASP and is identified as Residential land use on Map 6: Land Use Plan. Residential areas are intended for residential and associated land uses, such as local commercial uses as listed in Section 4.2.

The proposal includes a local neighbourhood commercial centre that is located on a collector road and will provide convenient access (pedestrian and vehicular) for residents within this area. This conforms to Section 4.4.2, which provides guidance for considering commercial uses through the outline plan review process.

The ASP states a minimum residential density of 17.3 units per gross developable hectare must be achieved within a community. The proposed land uses have the ability to meet this density. In addition, as the proposal includes a commercial designation, and the development area is of a sub-community scale, the density of this proposal was reviewed in terms of intensity (people and jobs per hectare). The equivalent intensity for a 17.3 units per gross developable hectare density is approximately 55 people and jobs per hectare. The proposed development will meet a minimum intensity of 61 people and jobs per hectare, which also meets the Municipal Development Plan minimum for new communities.

This parcel is also within 600 metres of a future LRT station. The ASP states that development within this area should be in accordance with The City's Transit Oriented Development (TOD) Policy Guidelines. Development within these areas should transition land use intensities from the highest in proximity to the transit station to the lowest further from the station. This site is located toward the outside of the TOD radius and the land use proposed can provide flexibility over time to achieve TOD desired development intensity.

Transit Oriented Development (TOD) Policies Guidelines (non-statutory)

The subject site is subject to the Transit Oriented Development Policy Guidelines as identified in the ASP.

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Policy 4.1 encourages development within the TOD area to be designated with transit-supportive land uses. The Residential – Low Density Mixed Housing (R-G) District does provide some flexibility with building form and lot sizing which can provide a higher intensity of development than existing building forms and lot sizes in the surrounding area. The local non-auto-oriented commercial zoning of the northwest portion of the site provides employment opportunities with good connections to transit.

Policy 6.1 encourages quality pedestrian connections. The proposed outline plan/land use amendment creates a public park with pathway connections from Saddlecrest Boulevard NE and an existing bus stop to the interior of the development.

TRANSPORTATION NETWORKS

The proposed transportation network was developed that ensures adequate connectivity across this parcel comprised of a complete street to support multi modal transportation. The network was also developed with the east parcel in mind, so as to ensure its develop-ability of that parcel as evident in the shadow plan of the network. These aspects have been reviewed in reference to the associated outline plan application.

A Transportation Impact Assessment (TIA) was provided in support of this outline plan and land-use amendment. The TIA considered build out of the plan area as well as build out of the remainder of the undeveloped cell located on the “inside” of Saddlecrest Boulevard NE. The TIA confirmed that sufficient capacity is available to support these uses and that the intersection of Saddlecrest Boulevard NE and 89 Avenue NE will provide appropriate access.

Transit Service is currently available in the area. Route 159 provides connection to the Saddletowne LRT station, with stops located within 300 metres of the entire plan area (one immediately adjacent the southwest portion of the plan area). The application and supporting MR concept includes a connection through the park to the intersection of Saddlecrest Boulevard NE and 88 Avenue NE where the transit stops are located. The future 88 Avenue Station (extension of Blue Line LRT) will be within 600 metres of the plan area.

UTILITIES & SERVICING

Water servicing will tie in to the existing water main at the intersection of 89 Avenue NE and the proposed internal street. This will be stubbed at the east end of the street and looped through the adjacent lands in the future subdivisions.

Sanitary and storm servicing will tie into existing service along 89 Avenue NE.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was submitted and reviewed. No further assessment is required at this time.

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ENVIRONMENTAL SUSTAINABILITY

The proposed land use and outline plan includes a mix of commercial and residential land uses which adds to the walkability of the proposed development.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received from the Saddle Ridge Community Association. The Community Association supports the proposed development with the condition that any commercial development be compatible with the residential neighbourhood and the building arrangement be such that it prevents shortcutting through the site.

Citizen Comments

One letter and one petition with thirteen signatures were received in opposition of the proposed development, specifically the commercial component. Concerns raised include:

- increased traffic;
- the amount of development proposed for a dead end street;
- possibility for vandalism;
- lack of safety for children using nearby school due to increase in traffic; and
- existing shopping areas within walking distance.

Transportation infrastructure was reviewed as part of this application and found to be adequate for the proposed increase in intensity that is anticipated as this and other development builds out. A development concept plan for the proposed commercial site was provided to show how the buildings can be arranged to reduce shortcutting through the site, helping to make it safer for pedestrians. Access from Saddlecrest Boulevard NE would be reviewed at the development permit stage.

Commercial development at this location is intended to provide sub-neighbourhood jobs and services and to complement the range of commercial uses offered in the Saddle Ridge community.

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Public Meetings

No public meetings were held by either the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject site is located in the community of Saddle Ridge at the corner of 89 Avenue NE and Saddlecrest Boulevard NE, and is comprised of one (1) parcel approximately 1.39 hectares (3.44 acres) in total size. The site is a country residential acreage type parcel that has yet to develop to an urban standard and forms part of a pocket of parcels of a similar nature within a largely developed Greenfield Area context. The parcel no longer maintains a single-detached dwelling and accessory garage structure, as these buildings have been removed.

Generally aligned with the Saddle Ridge Area Structure Plan (Adopted July 2008), the overall land use strategy for the subject site proposes a horizontally mixed use block (residential and neighbourhood commercial), inclusive of a sub-neighbourhood park. The mixed use proposal achieves an intensity of 61 people and jobs per gross developable hectare, which meets the Municipal Development Plan minimum required intensity for Greenfield Areas.

The subject site is integrated within a shadow planned primarily residential area of a complementary land use type and density. Multiple meetings occurred with adjacent landowners before resubmitting this formal application. The shadow plan included with the submission represents the Applicant's best current understanding the existing or emerging LOC applicant intent for the immediate neighbouring lands.

The land use strategy is inclusive of Residential-Low Density Mixed Housing (R-G) District parcels and anticipates a minimum total of thirteen (13) detached dwelling residential lots. R-G accommodates a wide range of low density residential development to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time.

The land use mix includes a Commercial - Neighbourhood (C-N1) District parcel and anticipates approximately 16,000 sq. ft. of commercial-retail space. The current concept anticipates three buildings that may be divided into smaller retail units. The intent is to develop small-format retail shops and businesses that would primarily serve local neighbourhood residents.

The land use strategy proposes a municipal reserve dedication of 0.27 ha (0.34 ac.) to be designated Special Purpose - School, Park, Community Reserve (S-SPR) District, equivalent of ten (10) percent of the gross developable area. The open space strategy for the subject site creates a community amenity area that is primarily designed to retain existing trees where possible and create a pedestrian 'desire-line' providing a direct access east-west connection to the existing transit stop along Saddlecrest Boulevard NE on the subject site's street network (both north-south and east-west), as well as to the neighbourhood commercial node.

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APPENDIX II

LETTERS SUBMITTED

Saddle Ridge Community Association
#27, 7555 Falconridge Blvd NE
Calgary Ab
T3J 0C9
April 19, 2017

Re: LOC2015-0074

The Saddle Ridge Community Association is in agreement with the change of land use as requested in this application. We have two concerns about the proposal. One, that any commercial development should be compatible with a residential neighbourhood, (ie no gas stations) The second concern is that the arrangement of any buildings should discourage shortcutting through the commercial area, to promote pedestrian safety.

Respectfully submitted,
Judy Brown

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APPENDIX III

PROPOSED OUTLINE PLAN

