

**LAND USE AMENDMENT  
TARADALE (WARD 3)  
EAST TERMINUS OF TARINGTON PLACE NE AND WEST OF  
STONEY TRAIL NE  
BYLAW 304D2017**

**MAP 12NE**

**EXECUTIVE SUMMARY**

This application seeks to redesignate 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) consisting of two parcels of land to accommodate low-density residential development. This application has been applied for with the support of an Outline Plan to provide the technical details for the site's development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

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 304D2017; and

1. **ADOPT** the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 102 and 103 Tarington Place NE (Plan 0212335, Block 13, Lot 116; Plan 0212335, Block 21, Lot 39) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 304D2017.

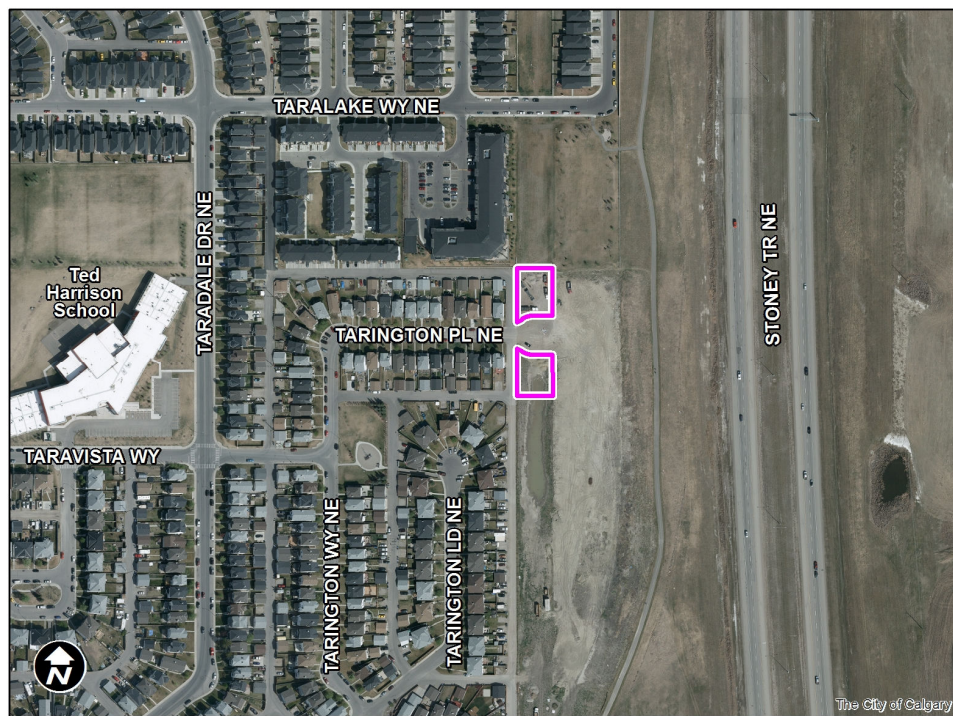
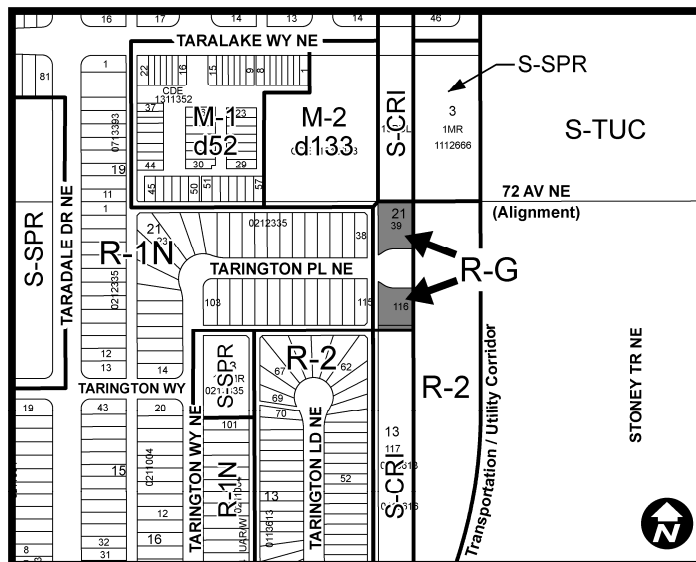
**REASON(S) FOR RECOMMENDATION:**

The proposed Land Use Amendment application and supporting Outline Plan allows for the development of the subject lands while providing direction for future development of lands to the east and south. The lands to the east and south face considerable servicing challenges, specifically with regards to emergency access and deep utility servicing. The proposed land use plan allows for modest development of the subject lands that do not have the same servicing constraints, but set the stage for future development on the remaining parcels in the area.

**ATTACHMENT**

1. Proposed Bylaw 304D2017



**MAP 12NE**[illegible]



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 102 and 103 Tarington Place NE (Plan 0212335, Block 13, Lot 116; Plan 0212335, Block 21, Lot 39) from Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Residential – Low Density Mixed Housing (R-G) District.

**Moved by: C. Friesen**  
Absent: D. Leighton

**Carried: 7 – 0**



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**Applicant:**

B&A Planning Group

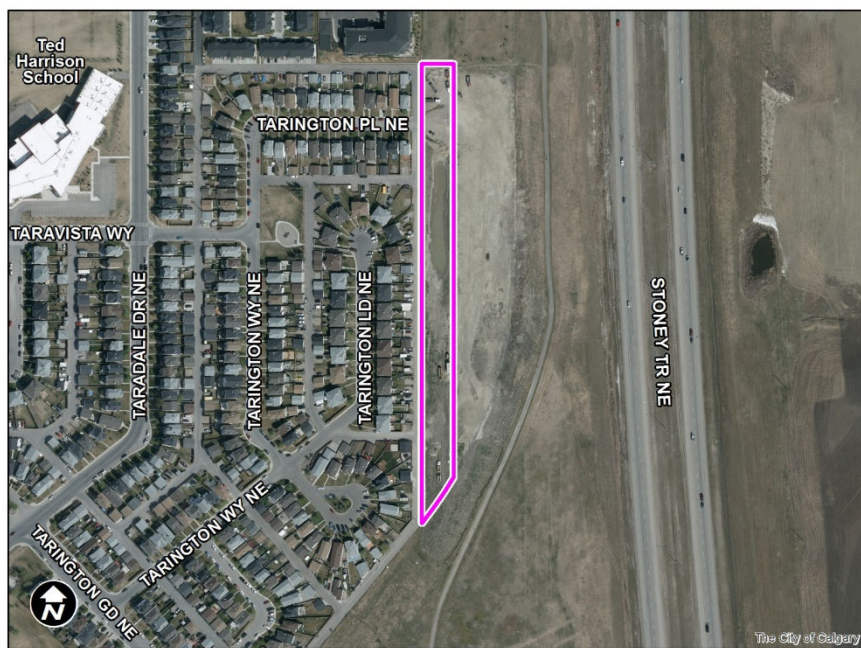
**Landowner:**

Klair Holdings Inc

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of Taradale at the eastern terminus of Tarrington Place NE. The site consists of two parcels of land, located on the north and south of a temporary turnaround for Tarrington Place NE. These lands form a part of a larger land assembly under the same ownership, including 4 Tarrington Landing NE and 62 Tarrington Way NE, which are included in the associated Outline Plan application, but are not being redesignated at this time. The entire land assembly previously contained gas pipelines that were abandoned and removed in 2015. Environmental reports submitted for the application indicate that no contamination exists on the subject lands. The lands comprising the associated Outline Plan are illustrated on the map below.



The lands were subject to an approved outline plan in 2003 (LOC2003-0147). At the time of that outline plan approval, the subject lands were encumbered by gas lines and were not considered to be developable land, and as such were designated as Public Service (PS) District under bylaw 2P80. The lands were transitioned to their current designation of Special Purpose – City and Regional Infrastructure (S-CRI) upon adoption of Land Use Bylaw 1P2007. Additionally, the



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proposed road layout in the original outline plan contemplated a road along the eastern edge of the parcel to the east of the subject lands, which did not provide sufficient road access to the subject lands, given that they were not considered suitable for residential development. Upon the removal of the gas lines under the subject lands in 2015, the encumbrance on the subject lands was removed and the lands could be developed into residential.

The lands subject to the land use redesignation have access to a municipal road (Tarington Place NE) and municipal services, located within the right-of-way of Tarington Place NE.

**LAND USE DISTRICTS**

The application proposes to redesignate the subject lands from Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District. The proposed district is intended to apply to developing areas and accommodates a range of low density residential development including single detached, semi-detached and rowhouse buildings.

**LEGISLATION & POLICY**

The lands are subject to the Saddle Ridge Area Structure Plan (ASP) and are identified as “Residential” on Map 6: Land Use Plan. The ASP speaks to the need for a variety of housing types and lot sizes within the plan area and the need for landscaping, design and architecture to create positive character. The proposed redesignation conforms to these policies.

**TRANSPORTATION NETWORKS**

Access to the subject lands is provided via Tarington Place NE.

Future development on lands to the east and south of the subject application will be provided via an extension to Tarington Place NE. A secondary emergency access shall be provided upon the extension of Tarington Place NE.

**UTILITIES & SERVICING**

Water and storm sewer are available for connection for the subject lots. The sanitary sewer will require a main extension of less than 40 metres to service the subject lots and this will be at the expense of the developer. A sanitary servicing study was submitted as part of this application and was approved in April 2017. In preparation to develop these lands, the developer removed the existing pipelines and utilities that were located within the property. The ultimate build-out of the area will require extensions to the water, sanitary and storm sewer systems.



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**ENVIRONMENTAL ISSUES**

Fuel and natural gas pipelines formerly owned by Nexen Energy were decommissioned and removed from the subject lands by the developer. A Phase II Environmental Site Assessment report was prepared and approved for the development site. A soil sampling program was completed to determine the soil quality in the vicinity of the former pipelines. All soil samples submitted for analysis were below the Alberta Tier 2 Guidelines (2010) for BTEX and hydrocarbons. Site closure appears to be achieved and further sampling or remedial work at this site is not warranted.

**ENVIRONMENTAL SUSTAINABILITY**

No particular or unique environmental sustainability features are part of the application.

**GROWTH MANAGEMENT**

No growth management overlay exists for the subject site. To ensure the efficient servicing of the subject lands and those lands to the east and south, a municipal road should be constructed in the future with an alignment that allows residential parcels to front on either side of the road, and for services to be shared between the subject lands and lands to the east.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments received from the Community Association.

**Citizen Comments**

Two letters were received by adjacent residents in response to the original application (which proposed the widening of the lane to accommodate deep services). The following concerns were noted

- Concerns regarding impact of the lane widening on vehicle access, waste and recycling service, speed and nature of the right-of-way (i.e., functioning as a road rather than a lane)
- The provision of services in the rear lane would preclude cost-sharing opportunities for development of the lands to the east.



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These comments were addressed through a revision to the application that no longer contemplates a widening of the rear lane or the provision of services in the lane for the subject lands.

**Public Meetings**

No public meetings were held.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

**TARADALE OUTLINE PLAN & STAGE 1 LAND USE REDESIGNATION**  
**APPLICANT SUBMISSION July 2017**

The 0.91 hectare (2.25 acre) Taradale Outline Plan is located in northeast Calgary, on the eastern edge of the existing community of Taradale. The plan area is a long sliver of land that was previously a utility right-of-way containing abandoned pipelines, all of which have been removed from the site. The subject lands are located within "Cell B" of the Saddleridge Area Structure Plan and are identified as residential uses.

The Taradale Outline Plan respects existing homes to the west while ensuring integration with future development to the east. The Outline Plan envisions residential uses in the form of single-family and rowhouse development. Rowhouses will increase housing choice within the community and will be of similar height, scale, and character as adjacent residential development.

Klair Homes and B&A Planning Group have worked with City Administration to address access and interface considerations for the plan area. Key aspects of the plan include:

- **Stage 1 Land Use Boundary**- The Stage 1 land use amendment application proposes a R-G (Residential Low Density Mixed Housing) land use district and anticipates single-family units that front onto to the existing Tarington Place NE turn-around. Once the extension of Tarington Place NE is built to the east, the existing turn-around will be closed and consolidated with the adjacent residential lots.
- **Stage 2**- Stage 2 is anticipated to contain rowhouse units that will front to the east and will be accessed and serviced through the future extension of Tarington Place NE. The extension of Tarington Place NE is located outside the Outline Plan boundary, on adjacent lands to the east; therefore, development of Stage 2 will require coordination with the landowner to the east.
- **Stage 2**- The parcel located south of the future Tarington Place NE cul-de-sac currently has a land use designation of R-1N (Residential Narrow parcel One Dwelling) and is anticipated to maintain the same land use and contain single-family units.
- **Secondary Emergency Access**- The cul-de-sac at the south termination of the future Tarington Place NE will be located within the Outline Plan boundary. A 10.0m Emergency Access will be provided from the cul-de-sac to the existing lane which connects to Tarington Landing NE. The existing east-west lane will be expanded from 8 metres to 10 metres. The expansion of this lane requires the removal of one unit within a semi-detached complex. The developer owns the unit that is impacted by the lane expansion.