

**LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017**

MAP 15NE

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate two parcels that form a 3.54 hectare (8.75 acre) block of land in the Community of Saddle Ridge (Cell D) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District and a DC Direct Control District. The DC District is based on the Commercial – Corridor 1 (C-COR1) District rules and requires a minimum residential density of 80 units per hectare (APPENDIX II).

This application will allow for the development of a range of multi-residential, commercial and mixed-use buildings that will contribute to the growth of the Cell D Residential Area as envisioned by the Saddle Ridge Area Structure Plan (ASP). This specific site is located directly east of the Cell D Neighbourhood Activity Centre (NAC) and directly west of a Joint Use Site at the southwest corner of 52 Street NE and 88 Avenue NE. The site and future development will frame the eastern edge of the Cell D area. Portions of the plan focused around 85 Avenue NE will also form a significant gateway into the future neighbourhood to the west.

This redesignation is accompanied by an outline plan application that contemplates the provision of new streets and infrastructure which will serve the site and future development to the west. The outline plan also provides for the development of a new public park on the southern portion of the site along 84 Avenue NE.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 351D2017; and

1. **ADOPT** the proposed redesignation of 3.54 hectares \pm (8.74 acres \pm) located at 8607 and 8825 – 52 Street NE (Plan 6778AW, Blocks 8 and 9) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a mixed-use development with a minimum residential component, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 351D2017.

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REASON(S) FOR RECOMMENDATION:

The recommended redesignation will allow for a range of commercial and multi-residential land uses and a new park space to serve the developing community of Saddle Ridge. In this regard, the redesignation will contribute to the creation of complete community as supported by the objectives of the Municipal Development Plan (MDP). The recommended land use framework is a logical complement to the planned Neighbourhood Activity Centre in the Cell D and makes an efficient use of land and services. Given the site's location at the edge of the Cell D neighbourhood, the allowable uses and built form are appropriate for the site context as they have the potential to facilitate strong street-oriented development that creates an active edge along 52 Street NE and an inviting gateway to the neighbourhood along 85 Avenue NE. The mix of commercial uses will complement those found in the NAC. Further, the multi-residential requirements will contribute to the achievement of minimum residential density targets for Cell D and supports the goal of having a minimum 30 percent of non-single detached housing options.

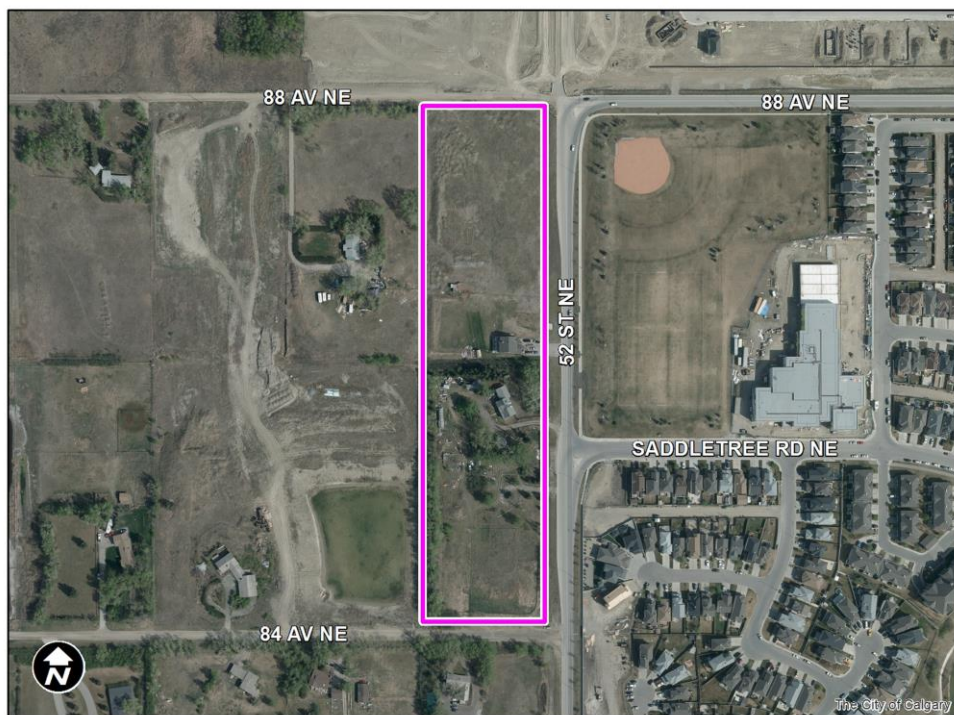
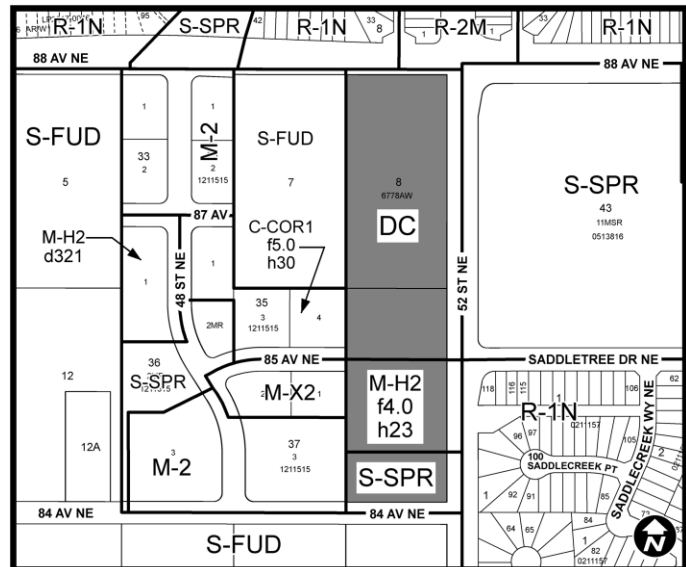
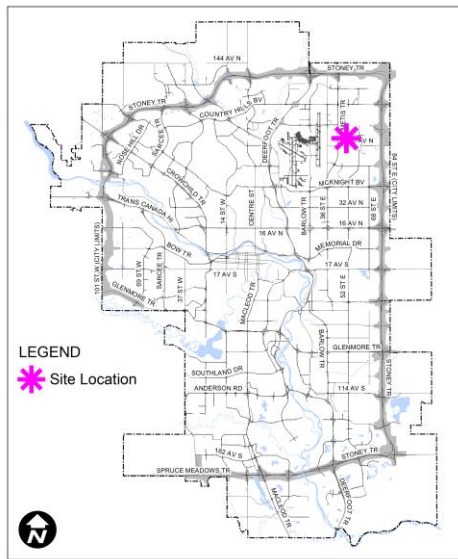
ATTACHMENT

1. Proposed Bylaw 351D2017

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LOCATION MAPS



#8.1.20.

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.54 hectares \pm (8.74 acres \pm) located at 8607 and 8825 – 52 Street NE (Plan 6778AW, Blocks 8 and 9) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a mixed-use development with a minimum residential component, with guidelines (APPENDIX II).

Moved by: A. Palmiere

Carried: 6 – 0

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Applicant:

Seika Architecture

Landowner:

Sahara Development Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 3.54 hectares (8.75 acres) in size and is bounded by 52 Street NE to the east, 88 Avenue NE to the north and 84 Avenue NE to the south. It is located in the developing community of Saddle Ridge in northeast Calgary. The site currently functions as two separate estate residential lots with each containing an existing single detached dwelling and associated outbuildings.

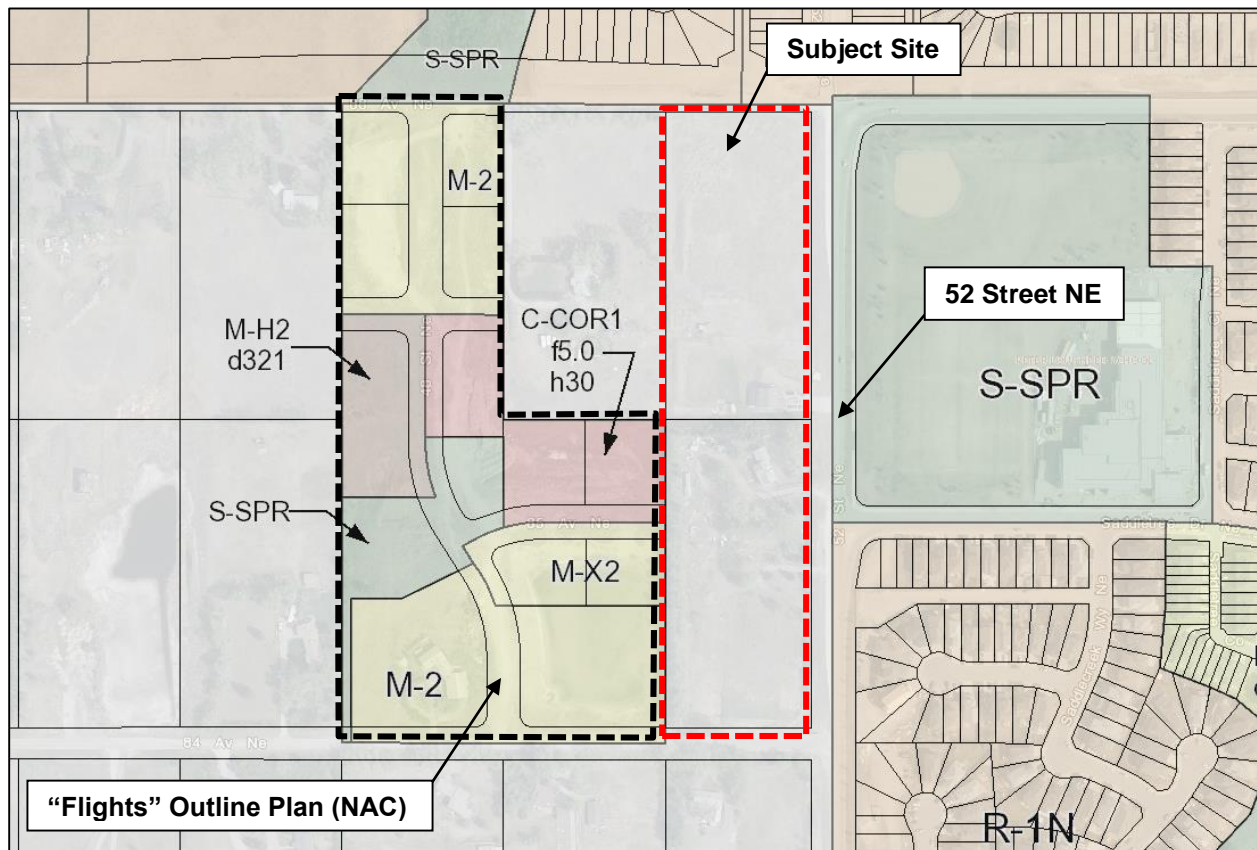
As noted earlier in this report, the site is part of the “Cell D Residential Area” as described in the Saddle Ridge ASP. The Cell D Area (“Cell D”) is a quarter section of land which was subdivided in 1914 into 32 individual lots of 4.6-4.9 acres (1.9 hectares) with an internal spine road (84 Avenue NE). The area was annexed by The City of Calgary in 1961. Over the years, the area has been developed for single family homes and various outbuildings. This historical subdivision pattern remains largely in-tact today however, this application is currently one of two applications for outline plans under review by the City which consider comprehensive redevelopments on 10 of the 32 existing parcels. The “Flights” Outline Plan (directly west of subject site) which was approved in 2008 forms part of the Neighbourhood Activity Centre in Cell D and is the only outline plan in Cell D approved to date. Redevelopment of the area has been, and continues to be, complicated by the existing subdivision pattern, small parcel sizes with varying landowner aspirations, and coordination of infrastructure development.

In relation to the subject site, it represents a missing link in the approval of land use permissions for the northeast portion of Cell D. This plan builds upon the framework established by the “Flights” outline plan and presents a logical extension of the subdivision design to fill a portion of the unplanned area that exists east of the NAC to 52 Street NE. For ease of reference, the map (Figure 1) below shows the site context in relation to the existing approved “Flights” outline plan.

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Figure 1: Site Context Map



LAND USE DISTRICTS

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. Most of the lands within Cell D remain within the S-FUD district today. The approval of ASP updates and the construction of the regional stormwater facility in 2016 has led to greater development feasibility within Cell D and applications to change this designation are beginning to come forward.

The recommended land use changes are summarized as follows:

i) **Mixed-Use District**

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Redesignation of approximately 1.92 hectares (4.74 acres) of land within the northern portion of the plan area to a DC Direct Control District which is based on the Commercial – Corridor 1 (C-COR1) district to accommodate new commercial and mixed-use development with a maximum density of 2.5 FAR and a maximum height of 23 metres. This site-specific DC District also requires a minimum residential density of 80 units per hectare.

ii) Multi-Residential District

Redesignation of approximately 0.57 hectares (1.42 acres) of lands within the central portion of the plan area to a Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District to accommodate new multi-residential development.

iii) Park District

Redesignation of 0.36 hectares (0.88 acres) of land on the southern portion of the plan area to Special Purpose – School, Park and Community Reserve (S-SPR) District as dedicated Municipal Reserve to accommodate a new public park.

In general, these land use districts will provide for three distinct character areas within the new outline plan area. The mixed-use DC District, including all of the lands north of 85 Avenue NE, will provide for a variety of commercial uses in both standalone and mixed-use (residential and office above retail) building format. The DC District contains a maximum density of 2.5 FAR and a maximum height of 23 metres (approximately 5-7 storeys). The Multi-Residential District comprising the central portion of the site will provide for a maximum density of 4.0 FAR and 23 metres in height. The Municipal Reserve space on the southern portion of the plan area is proposed to be designated S-SPR to provide for a new public park space.

The recommended land use districts are appropriate in order to implement the vision for each character area outlined above. With respect to the proposed DC District, the City's Land Use Bylaw 1P2007 outlines specific criteria for when the use of a DC is appropriate. Section 20 of the Land Use Bylaw indicates that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. In this case, there is a desire to allow for a wider range and scale of commercial uses than the Multi-Residential – Support Commercial (M-X) Districts or Multi-Residential – High Density (M-H) Districts provide for while also ensuring a minimum number of residential units to contribute to the vision for Cell D as a residential neighbourhood. Given the policy context, the vision for the site and the deficiencies of existing land use districts in providing these requirements, the use of a DC District is recommended.

DENSITY

Section 4.2.3.1 of the Saddle Ridge ASP requires a minimum average residential density of 20 units per gross developable hectare across the Cell D neighbourhood. Based on the minimum residential density requirements contained within the recommended land use districts, the minimum anticipated density within this plan area is approximately 115 units per hectare. This

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is significantly higher than the minimum residential density targets for the Cell D area. However, when considered in the context of the continued development of Cell D it is appropriate for a variety of reasons:

- The ASP encourages higher densities and mixed-use development for the sites east of the Neighbourhood Activity Centre.
- Higher density development will help support the achievement of overall residential density targets for Cell D and offset large portions of land being developed for cultural and educational uses.
- The site and planned development can be serviced appropriately through planned infrastructure.

The proposed form and intensity of development is further supported by the objectives of Section 4.2.3.1 wherein the ASP directs that a minimum of 30 percent of the housing units within Cell D shall be non-single detached housing units. The recommended land use districts would ensure that all units within the plan area are in a non-single detached form. This will serve to help the overall development balance in Cell D achieve the minimum 30 percent wherein single detached housing options are expected to be more prevalent west of the subject site.

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 applicable Area Structure Plan (Saddle Ridge ASP) provides detailed guidance for the review of planning applications. Notwithstanding the direction in 3.6.1, 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 and the plan area includes multi-residential and commercial uses that will contribute to the creation of a complete community in Cell D.

Saddle Ridge Area Structure Plan

As noted previously in this report, the subject site is located within the Cell D Residential Area as per the land use plan (Map 6) of the Saddle Ridge ASP. The Saddle Ridge ASP provides the most direct policy guidance in the consideration of planning and development proposals in

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Cell D. The ASP policies relate to three primary categories including *4.2.3.1 Composition of the Cell D Neighbourhood*, *4.2.3.2 Design of the Cell D Neighbourhood* and *4.2.3.3 Cell D Implementation Policies*. The following sections of this report provide an overview of the application's conformity with these policy areas.

Composition of the Cell D Neighbourhood

Section 4.2.3.1 describes that Cell D is to be designed as an integrated neighbourhood containing a mix of low to medium density housing types, a Neighbourhood Activity Centre, an interconnected grid-based street pattern and new parks. Of specific relevance to this application, higher densities and mixed use development are strongly encouraged for the sites east of the Cell D Neighbourhood Activity Centre in Cell D towards the Joint Use Site. The ASP policy intends that these adjacent lands should be developed in a manner that is compatible with and forms a natural continuation of the Neighbourhood Activity Centre.

The proposed redesignation contemplates a mix of commercial and multi-residential uses that complement those found within the planned NAC. The associated outline plan provides a street design which is a logical continuation/extension of the subdivision design established for the NAC through the Flights outline plan. The northern portion of the site (north of 85 Street) will include mixed use buildings as encouraged by the above referenced policy. Further, Section 4.2.3.1 directs that 30% of new housing in Cell D be within non-single detached dwelling types. This application will contribute to the achievement of that goal.

Design of the Cell D Neighbourhood

As per Section 4.2.3.2 of the ASP, connectivity and mobility throughout Cell D is to be facilitated by a block-based road network comprised of walkable streets fronted by street-oriented development. Multi-residential development may be considered at locations: along the collector streets, adjacent to transit stops, adjacent to parks, adjacent to institutional sites, and in proximity to the Neighbourhood Activity Centre. Complementary Neighbourhood scale commercial and employment uses outside of the Neighbourhood Activity Centre may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations.

In this regard, the proposed redesignation will introduce a range of commercial and multi-residential land uses. This site is located at the edge of the Cell D neighbourhood along 52 Street NE, is in close proximity to the NAC and will include a significant community entrance at 85 Avenue NE which provides access to the NAC. As such, this site is ideally located to accommodate higher intensity residential uses and additional commercial development in a manner which is supported by the neighbourhood design policies for Cell D.

Cell D Implementation Policies

Section 4.2.3.3 of the ASP recognizes that the Saddle Ridge Cell D area is a challenging redevelopment site because of the existing subdivision pattern consisting of ± 2.02 hectares (\pm

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5.0 acre) parcels, the number of parcels within the area, and the technical aspects for extension of necessary servicing infrastructure. Because of these considerations, and to ensure a comprehensively planned neighbourhood, a range of implementation policies were developed to help guide future Outline Plan and Land Use amendment applications. The proposed land use redesignation and outline plan application is generally consistent with these policies in that:

- The boundaries proposed include an application area that achieves an integrated land use concept in harmony with the adjacent “Flights” outline plan;
- The boundaries proposed provide for the necessary extension of servicing infrastructure into the area;
- The site follows existing neighbourhood boundary streets and is adjacent to approved Outline Plan boundaries.

Implementation Challenges

The primary weakness of the proposed plan in relation to the Cell D implementation policies is the exclusion of Block 7 (adjacent parcel – see Figure 2 below) from the plan area. Although the implementation policies would encourage the inclusion of this parcel in this outline plan area, they do recognize that coordinating planning amongst landowners can be difficult as many have different short and long term aspirations for their lands. Despite efforts by the Applicant to encourage the participation of Block 7 within this planning process, the owner has not consented to their lands being made part of the application and the City cannot legally enforce inclusion without that landowner’s consent.

In order to address this deficiency, the Applicant has provided a shadow plan (i.e. concept plan) (APPENDIX IV) that is meant to demonstrate how this parcel could conceivably develop in the future. The purpose of the shadow plan is to demonstrate that approval of this land use redesignation and outline plan will not compromise or hinder a future development of Block 7 that is in harmony with the neighbouring land use permissions and subdivision design. It is important to emphasize that the shadow plan provided by the Applicant does not fortify the eventual design solution which is required to facilitate a comprehensive development form, nor does any reference to this plan represent an endorsement or approval of the concept. It is merely a concept that is intended to demonstrate a required threshold of technical feasibility.

Administration wishes to highlight that the shadow plan submitted by the Applicant does pose some clear challenges specifically with regard to the placement of accesses along 85 Avenue NE and 88 Avenue NE and the design of conceptual internal driveway network. In our view, the conceptual site access from 85 Avenue NE may be better placed along the west property boundary such that it can extend directly northward and provide a consolidated access solution from 88 Avenue NE to serve both the subject site and future development on Block 7. Shifting the access and internal driveway to the west would also provide a more block-based mobility network that would result in better opportunities for street (private and public) oriented development.

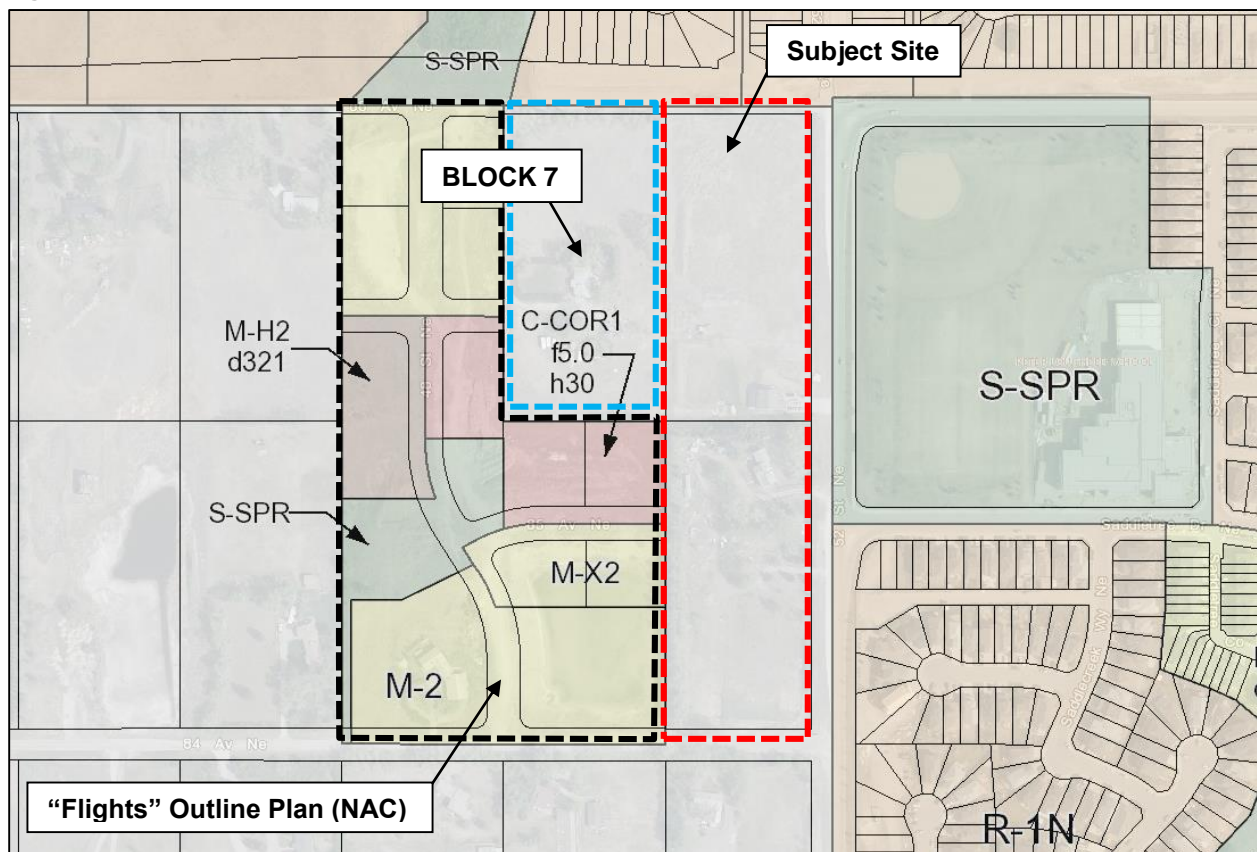
Notwithstanding this perspective, Administration also recognizes that this issue can be

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effectively resolved during the future tentative plan and/or development permit processes which provide for a range of mechanisms to ensure efficient and safe access points are provided to serve this outline plan as well as the broader area. The internal driveway network and site accesses are conceptual at this stage and approval of the outline plan does not limit the City's ability to achieve the optimal design solution in subsequent steps of the development process. Transportation has also reviewed and approved the Applicant's supporting technical information (Transportation Impact Assessment) and there is already one access available to Block 7 with multiple options available as a secondary access. Given the foregoing, administration is satisfied that approval of the proposed land use and outline plan will not hinder or preclude a comprehensive integrated development of Block 7 and are recommending approval despite the issues with the submitted shadow plan.

Figure 2: Site Context (Block 7)



TRANSPORTATION NETWORKS

The Outline Plan area has connections to the City's broader transportation network through arterial streets that bound the site to the north – 88 Avenue NE – and east – 52 Street NE. A

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Collector Street – 84 Street NE – forms the south site boundary. Currently, 84 Avenue NE is a gravel road and 88 Avenue NE and 52 Street NE are constructed to half of their ultimate width. Necessary widening and surface improvements these will be done in conjunction with development.

The plan area is within approximately one kilometer of Saddletowne LRT station. Bus Route 59 currently travels along 52 Street NE past the south part of the site, and further transit service will be added as the community develops.

Given the limited width of the site (approximately 100 metres) and its location along arterial streets, options for locations and configurations of site accesses were reviewed in detail in order to plan for safe and efficient conditions. A Transportation Impact Assessment (TIA) was submitted by the Applicant in order to support this determination and generally evaluate the transportation impacts of the proposal. It was determined through the review of the TIA that safe access conditions can be provided to service the plan area. The exact location of site accesses and associated private driveways will continue to be discussed further and ultimately determined at the Development Permit stage. The ultimate location of such accesses will include a detailed review of technical feasibility in conjunction with an analysis of the optimal neighbourhood design.

UTILITIES & SERVICING

Sanitary, storm and water servicing infrastructure is available to service the development area. The specific arrangements will be discussed and reviewed in detail through the future Subdivision/Development Permit process. Of specific relevance to this proposal, the developer will be required to make payment arrangements with the City of Calgary for part of the cost of the Saddle Ridge Storm Pond for Cell D which was installed by Triovest Realty Advisors through their Saddle Ridge Industrial, Phase 01 (2014-044) subdivision and financed by The City of Calgary. Standard off-site levies, charges and fees will also be applicable.

ENVIRONMENTAL ISSUES

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

ENVIRONMENTAL SUSTAINABILITY

The recommended land use framework will provide for a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The application materials were circulated to the Saddle Ridge Community Association and they responded by indicating they have no objection to the proposed outline plan and land use redesignation.

Citizen Comments

One letter was received from an adjacent landowner in response to the circulation package. The issues of concern noted in this correspondence included a desire to ensure that the planned commercial uses for the Cell D NAC were not adversely affected by this proposal and concern about the City considering a reduction in the classification of 52 Street NE from an Arterial to a Collector.

Public Meetings

No public meetings were conducted by the Applicant or Administration in direct relation to this site-specific outline plan and land use redesignation.

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APPENDIX I

APPLICANT'S SUBMISSION

**Land use Re-designation and Outline Plan for site at 8607 & 8825 52nd Street N.E.
Calgary.**

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

Proposed land use designation- Direct control Commercial Corridor 1 (DC) C-COR1 f2.5 h23, Multi residential- high density medium rise (M-H2) f4 h23 & S-SPR

Site context based on land use designation.

The area adjacent and close to the subject site consists of lands that are zoned commercial, Multi residential- high density medium rise (M-H2), Residential-Narrow parcel one dwelling (R-1N), Special Purpose- Future Urban Development (S-FUD) and Special Purpose-School, park and Community Reserve (S-SPR). The majority of the existing built form in Cell D is currently single detached dwellings and various outbuildings. This specific site is located directly east of the Cell D Neighbourhood Activity Centre (NAC). The site is located very close to of the future LRT Station.

Site Context-

The total land area is 8.75 acres. The north side of the land faces 88th Avenue N.E (Arterial Street). South side of the land faces 84th Avenue N.E. East side of the land faces 52nd Street N.E. (Arterial Street) & west side of the land faces the Flight Project at NE. Both 52nd Street and 88th Avenue are designated as Arterial Streets, offering special exposure to the commercial lands proposed in this Land Use.

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

This is an optimal location for commercial development as it is located (intersection of two arterial streets): it extends on approved commercial in the area; and provides a sageway to the NAC and community core. Site is proximity to the NAC and will include a significant community entrance at 85 Avenue NE which provides access to the NAC.

The proposed mixed used development will include commercial, office (mainly medical) and residential (including independent living facility). Majority of the buildings have a commercial area for the podium level and residence and office for the floors above. Specifically the two & three storeys buildings have ground floor commercial and the 2nd & 3rd storeys are office spaces. Most of the 2 to 3 storey buildings will be facing 88 Ave. N.E. (Arterial Street) and 52 street NE (Arterial Street).

The proposed land use re-designation and outline plan application is consistent with policies of saddle Ridge Area Structure plan cell D

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1. Proposed site land use concept is consistent with the adjacent "Flights" approved outline plan. Furthermore it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Site Access & Traffic

The site access will be on 88th Avenue (Arterial Street), 52 street (Arterial Street), 85th Avenue & 84th Avenue N.E. Given the limited width of the site (approximately 85 metres) and its location at the intersection of two arterial streets, & primary collector street (85th Ave N.E.) options for locations and configurations of site accesses was reviewed by the transportation consultants (JCB Engineering & Watts Engineering) to plan for safe and efficient conditions. No additional local road along the west boundary of the property is included (connecting the 85 Ave N.E. & 88 Ave N.E) due to the insufficient distance between arterial street & local road (300m requirement as per city of Calgary transportation guidelines)

Market study

The market study conducted by Colliers confirms a strong need for commercial space as proposed. 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

Over thirty thousand square feet have been reserved for future sale in this project, subject to land use approval. These reservations include a Medical Center, Restaurants, Fast Foods and other small business operations.

Parking

All of the residence and business owners parking is underground with some surface parking for retail uses.

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.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
 - (b) require a minimum **density** of residential **development** to support the overall residential **density** targets for the Cell D Neighbourhood; and
 - (c) ensure that the minimum residential **density** requirements are applied equitably across various phases of **development**.
 - (d) require an initial comprehensive **development permit** to be submitted for all lands within the Direct Control District.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.5.

Building Height

- 8 The maximum **building height** is 23.0 metres.

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Density

9 The minimum **density** is 80 **units** per hectare.

Relaxations

10 The **Development Authority** may consider relaxations of section 9 of this Direct Control Bylaw provided the test for relaxation outlined in Bylaw 1P2007 is met.

Development Permit Regulations

11 (1) The initial **development permit** for permanent **buildings** and **uses** must be a comprehensive **development permit** encompassing intended **development** for the entire Direct Control District.

(2) The initial comprehensive **development permit** requires a decision by the Calgary Planning Commission.

Access Requirements

12 The initial comprehensive **development permit** must include provisions for access from Plan 6778AW, Block 8 to Plan 6778AW, Block 7, including registration of an access right of way plan and easement, as required, to the satisfaction of the **Development Authority**.

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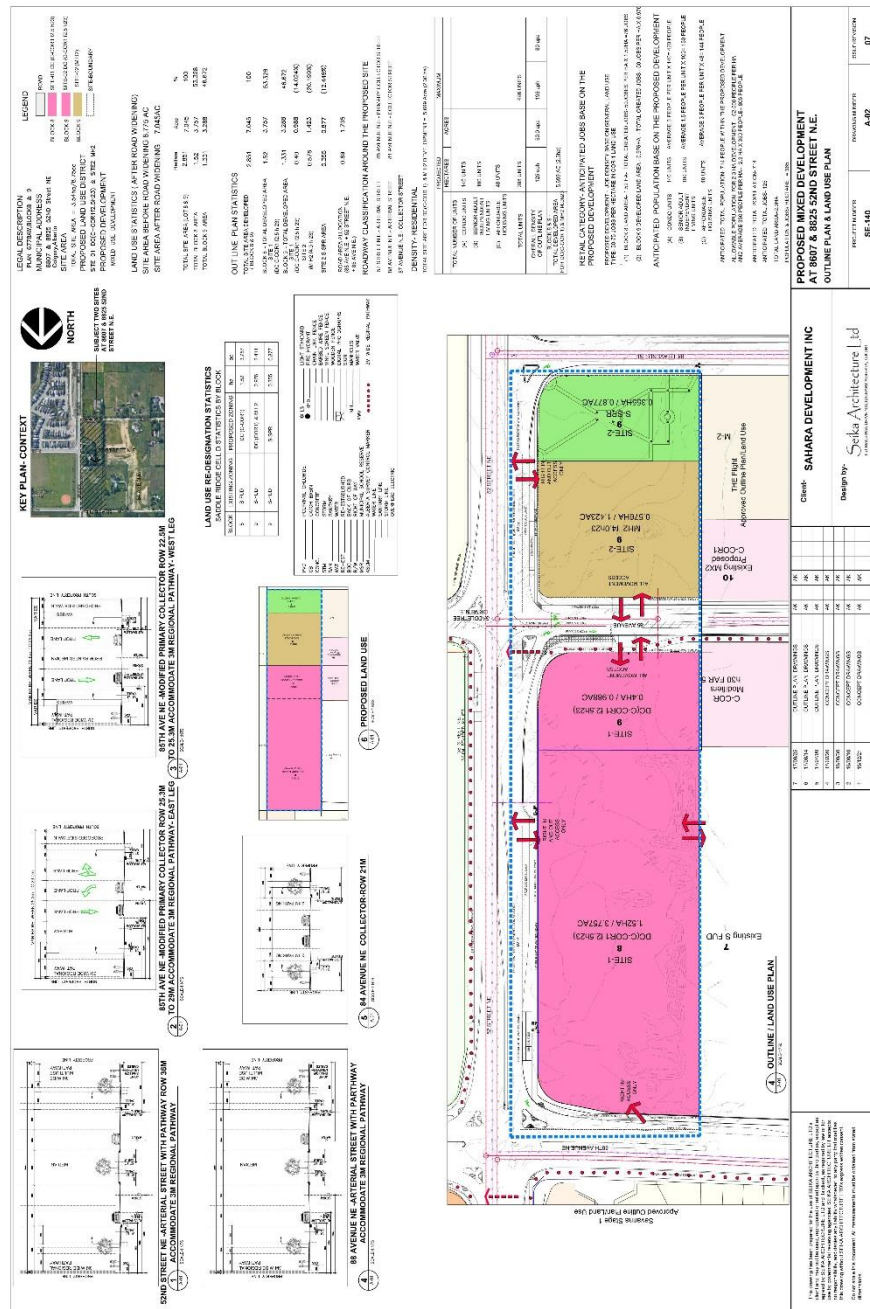
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APPENDIX III

OUTLINE PLAN

**LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017**

MAP 15NE

APPENDIX IV

SHADOW PLAN (BLOCK 7)

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017

MAP 15NE

