

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
CPC2020-0853

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2020 June 5 on behalf of the landowners, Avtar S Klair and Klair Holding Inc. The application proposes to redesignate portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge from Residential – Low Density Mixed Housing (R-G), Multi-Residential – Medium Profile Support Commercial (M-X2) and Multi-Residential – Medium Profile (M-2) Districts to Commercial – Neighbourhood 1 (C-N1) and Residential – Low Density Mixed Housing (R-G) Districts. The proposed redesignation will allow for:

- approximately 0.42 hectares (1.04 acres) of low density housing, including single detached, semi-detached, cottage housing clusters and rowhouse development, all of which may include secondary suites (R-G District);
- a maximum building height of 12 metres for the R-G District (a decrease from the current maximum of 16 metres for M-2 District);
- approximately 0.05 hectares (0.12 acres) of primarily small commercial uses (C-N1 District);
- a maximum building height of 10 metres for the C-N1 District (a decrease from the current maximum of 12 metres for R-G District and 16 metres for M-X2 District); and
- the uses listed in the R-G and C-N1 Districts.

The proposal conforms to the applicable policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP).

A development permit application (DP2020-3950) has been submitted for the parcels with the proposed C-N1 District. No development permit application has been submitted for the parcel with the proposed R-G District.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.47 hectares \pm (1.16 acres \pm) located at 4607 and 4715 – 88 Avenue NE and 4908 – 84 Avenue NE (Portion of Plan 6778AW, Block 2; Portion of Plan 6778AW, Block 3; Plan 6778AW, Block 12 and 12A) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District to Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed land use redesignation of 0.47 hectares \pm (1.16 acres \pm) located at 4607 and 4715 – 88 Avenue NE and 4908 – 84 Avenue NE (Portion of Plan 6778AW, Block 2; Portion of Plan 6778AW, Block 3; Plan 6778AW, Block 12 and 12A) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District to Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to **Proposed Bylaw 117D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by B&A Planning Group on 2020 June 5 on behalf of the landowners, Avtar S Klair and Klair Holding Inc. B&A Planning Group has provided a summary of their proposal in the Applicant Submission (Attachment 1).

The applicant proposes to redesignate portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge. These parcels were part of an outline plan, approved by Calgary Planning Commission in December 2018, which received approval for land use districts from Council in February 2019 (LOC2017-0042, Attachment 2).

This application includes two separate land use redesignation requests. First, a redesignation is proposed at 4607 – 88 Avenue NE and 4715 – 88 Avenue NE to align the C-N1 District boundary with the amended boundaries of the commercial site (a land use adjustment on the west side of the site, and one on the south end of the site). At the subdivision tentative plan stage, minor boundary changes were proposed to the previously approved commercial site with C-N1 District for accommodating road widening and alignment.

Second, the M-2 District at 4908 – 84 Avenue NE is proposed to be redesignated to R-G District as the existing multi-residential site has been reconsidered by the applicant following feedback around the density transition towards surrounding R-G lots. Furthermore, the proposed R-G District has been considered for offering of larger single-detached units which are being considered as more suitable for larger average household sizes, which is unique to the Saddle Ridge Community, and would better meet the housing demand at this location.

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A development permit application (DP2020-3950) was submitted on 2020 June 26 by Eagle Builders LP for the parcels with the proposed C-N1 District. Attachment 3 provides a summary of the development permit application.

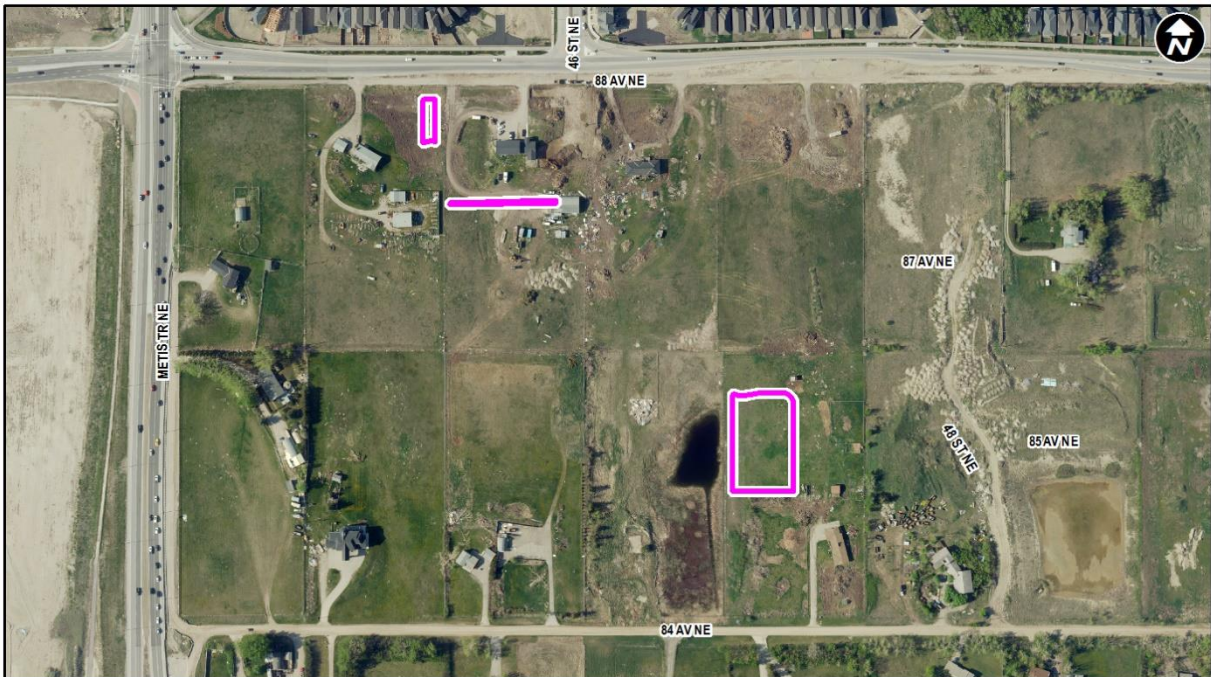
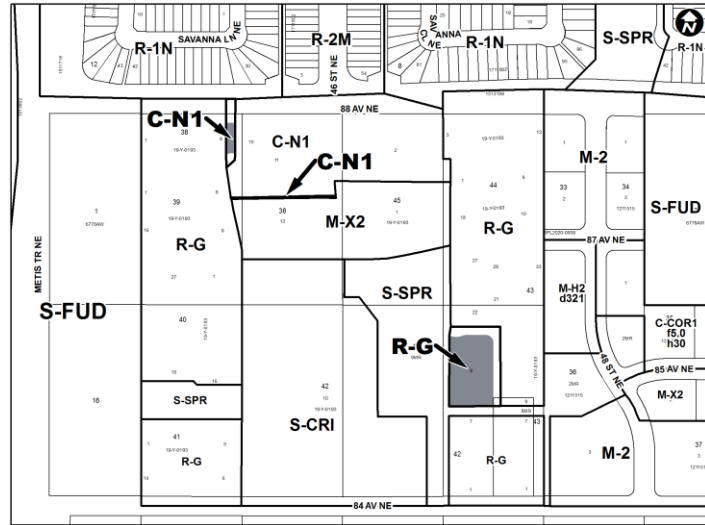
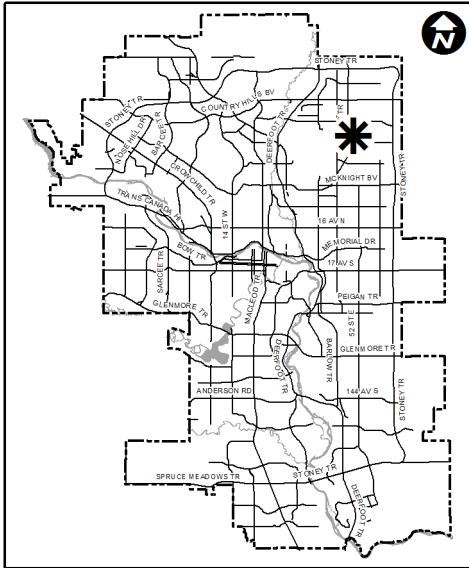
No development permit has been submitted for the parcel with the proposed R-G District. As noted in the Applicant Submission, the applicant intends to subdivide the parcel with the proposed R-G District into 6 lots and construct larger single-detached dwellings.

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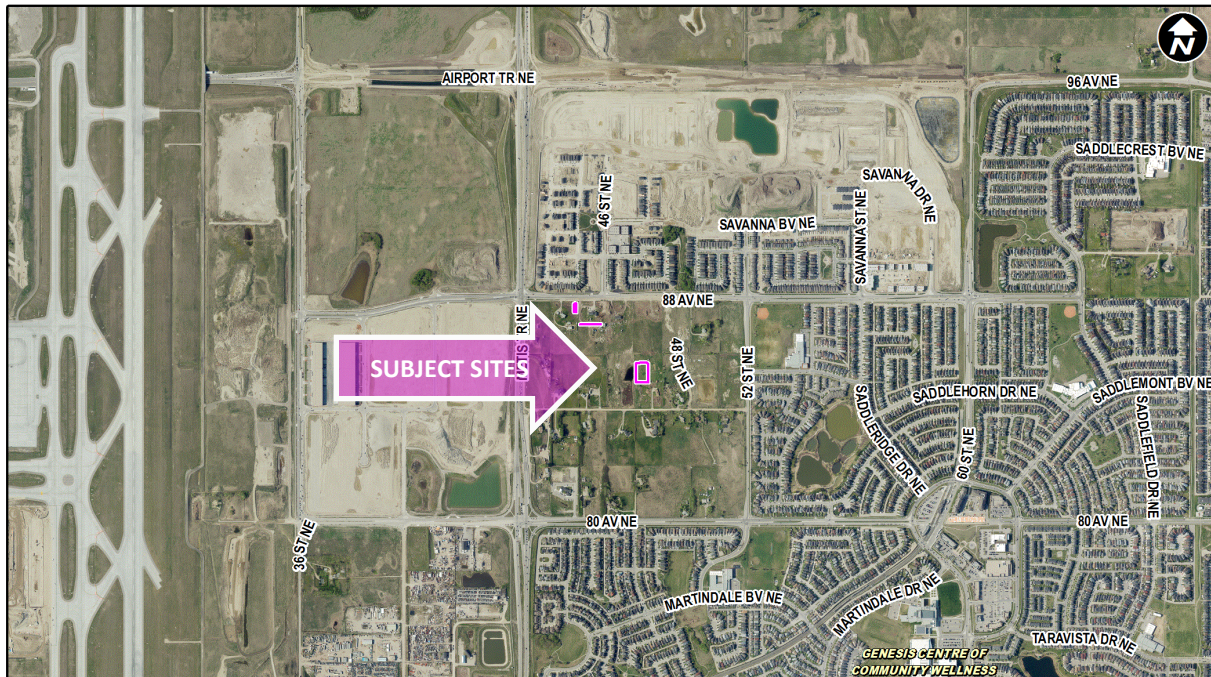
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Location Maps



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Site Context

The proposed land use redesignation includes portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge.

Two of the three subject parcels are located on the south side of 88 Avenue NE. Portions of these two parcels, with a total land area of approximately 0.05 hectares (0.12 acres), are proposed to have C-N1 District. These portions are located to the west and south sides of an existing commercial site with C-N1 District (see previously approved outline plan in Attachment 2). Once redesignated to C-N1, these portions will contribute to forming a 0.61 hectare (1.50 acre) commercial site with C-N1 District. Surrounding this commercial site are areas designated for low-density residential (R-G) development to the west, multi-residential (M-X2) development to the south and small-scale commercial (C-N1) development to the east. New low-density residential development is located to the north across 88 Avenue NE. A bus stop is located immediately north of the two subject parcels along 88 Avenue NE.

The third subject parcel is located on the north side of 84 Avenue NE. A 0.42 hectare (1.04 acre) parcel was approved for a multi-residential site with the M-2 District in the original outline plan. Surrounding this site is proposed to be low-density residential (R-G) development to the north, south and east. This site is proposed to have a neighborhood park located to the west. The nearest transit stop is located approximately 500 metres east along 52 Street NE.

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As identified in *Figure 1*, the community of Saddle Ridge reached its peak population in 2019.

Figure 1: Community Peak Population

Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Saddle Ridge](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation was reviewed against the policies of the *Saddle Ridge ASP* and the MDP. Due to consistency and fit of the proposed land uses with those already existing and immediately adjacent to the subject lands, no additional land uses were considered during the review of this application. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This land use redesignation application includes portions of three subject parcels. Portions of the two subject parcels, located south of 88 Avenue NE, are currently designated R-G District and M-X2 District respectively and are proposed to be redesignated to C-N1 District. Portion of the third subject parcel, located north of 84 Avenue, is currently designated Multi-Residential – Medium Profile (M-2) District and is proposed to be redesignated to R-G District.

The existing M-X2 District is intended for multi-residential development with support commercial uses. This District is generally located at community nodes or transit and transportation corridors and nodes. It allows for a maximum floor area ratio of 3.0 and a maximum building height of 16 metres. It allows for a minimum residential density of 60 units per hectare.

The existing M-2 District is intended for multi-residential development in a variety of forms. This District is generally located at community nodes or transit and transportation corridors and nodes. It allows for a maximum floor area ratio of 3.0 and a maximum building height of 16 metres. It allows for a minimum residential density of 60 units per hectare.

The proposed C-N1 District is intended for small-scale commercial development with buildings that are in keeping with the scale of nearby residential areas. It also allows for residential uses

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for the upper floors. It allows for a maximum floor area ratio of 1.0 and a maximum building height of 10 metres.

The R-G District is existing for portions of the two subject parcels, located south of 88 Avenue NE, and is proposed for the portion of the third subject parcel, located north of 84 Avenue NE. The R-G District is intended for low-density residential development in suburban greenfield locations in the form of single detached, semi-detached, cottage housing clusters and rowhouse development. It allows for secondary suites. It allows for a maximum building height of 12 metres.

Density

The *Saddle Ridge ASP* requires a minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) in the Cell D area. The average residential density originally approved for this outline plan and for the outline plan adjacent to the east boundary was 25 units per gross developable hectare (10.1 units per gross developable acre). The proposed redesignation will reduce the average residential density for this area to 24.2 units per gross developable hectare (9.8 units per gross developable acre). This calculation is based on the minimum residential densities required in the existing and proposed residential land use districts.

The proposal would remove approximately 15 units by this application, while still resulting in adherence to the local plan's density requirements. It is also noteworthy that, because of average household sizes in the Saddle Ridge community of 4.1 residents per household, (compared to the City of Calgary's average household size of 2.6), only minimal impacts to overall population are expected from the proposed land use changes.

Development and Site Design

The applicable land use policies and the rules of the proposed C-N1 and R-G Districts will provide guidance for the future development of the subject parcels including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the corner commercial site, future development permit evaluation will focus on ensuring a building and site design that prioritizes pedestrians and provides for high quality interface with the streets through landscaping and other features.

Environmental Site Considerations

An Environmental Site Assessment was not required. There are no environmental concerns associated with the subject parcels or this proposal.

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Transportation

Site access for the parcels with the proposed C-N1 District will be available from future Guru Nanak Gate NE (right-in/right-out only) and Saddlepeace Manor NE. Site access for the parcel with the proposed R-G District will be available from future Saddlepeace Way NE. Details of the access design will be finalized at the development permit stage.

For the parcels with the proposed C-N1 District, the nearest transit stop is located immediately north along 88 Avenue NE and includes Route 128 (Cornerstone). For the parcel with the proposed R-G District, the nearest transit stop is located approximately 500 metres (6-minute walk) east along 52 Street NE and includes Route 59 (Savanna). These transit routes provide connectivity to Saddletowne LRT station.

A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains required to service the plan area are currently in the design stage and have not yet been installed. As a result, any utility and servicing changes required to accommodate the proposed land use designation will be reviewed in detail via the tentative plan and construction drawings.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, including the Saddle Ridge Community Association, and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No citizen comments were received by the Calgary Planning Commission (CPC) report submission date. No public meetings were held by the applicant or Administration for this application.

The Saddle Ridge Community Association had no objections to this proposal.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the 'Planned Greenfield with Area Structure Plan' typology. The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas.

Climate Resiliency Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that target meeting the objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Saddle Ridge Area Structure Plan (Statutory – 2012)

The subject parcels are located within the area covered by the [Saddle Ridge ASP](#). Map 6: Land Use Plan of the ASP shows the subject parcels within the Cell D Residential Area, but outside the Neighbourhood Activity Centre (NAC). Section 4.2.3 of the ASP includes composition, design and implementation policies for the Cell D Residential Area.

Section 4.2.3.1, Composition of the Cell D Neighborhood policy, describes that Cell D is intended to be designed as an integrated neighbourhood containing low to medium density residential development including a mix of housing types, a NAC, an interconnected grid-based street pattern, parks, and green infrastructure. The ASP prioritizes multi-residential, commercial and employment uses within the NAC and predominantly residential land use outside of the NAC area. The ASP requires a minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) in Cell D. It also requires a minimum of 30 percent of the housing units within Cell D to be non-single detached housing units.

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Section 4.2.3.2, Design of the Cell D Neighborhood policy, recommends that complementary neighbourhood-scale commercial and employment uses outside of the NAC may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations.

The proposal conforms to the applicable Cell D Residential Area policies. The proposed redesignation maintains low to medium density residential neighborhood character. It allows for a neighborhood-oriented commercial site at a community entrance location near future Guru Nanak Gate NE. The proposed redesignation of the multi-residential site with M-2 District to R-G District provides low-density residential development outside the NAC area; thereby, potentially increasing the viability of the multi-residential development previously approved within the NAC area.

The proposed redesignation will reduce the average residential density for this area to 24.2 units per gross developable hectare (9.8 units per gross developable acre) with at least 65 percent non-single detached housing units.

Social, Environmental, Economic (External)

The proposed R-G District would allow for the development of a single-detached housing form. The demand for larger than average single-detached housing responds to the average increased household size in the community of Saddle Ridge. The proposal supports providing variety of housing choices in proximity to transit.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies of the *Saddle Ridge Area Structure Plan* and the *Municipal Development Plan*. The proposed R-G District for the existing M-2 site enables appropriate residential density transitions for areas outside the Neighbourhood Activity Centre, and helps deliver on the needed housing demand in this area of the city. The proposed C-N1 District aligns the land use district boundary with the boundaries of a commercial site, which was marginally amended through the subdivision stages.

ATTACHMENT(S)

1. Applicant Submission
2. Approved Outline Plan
3. Development Permit Summary
4. **Proposed Bylaw 117D2020**