

Applicant Submission

June 19, 2020

Introduction

The subject application includes two sites which are regionally located in the northeast quadrant of the City of Calgary and within the community of Saddle Ridge. The sites were part of an outline plan that was approved in December 2018 and redesignated in February 2019. Site 1 is proposed to accommodate future commercial development and is 0.05 hectares (0.12 acres). The future surrounding uses include commercial to the east, multi-residential to the south and low density residential to the west. The current designation of the site is Residential – Low Density Mixed Housing (R-G) and Multi-Residential – Medium Profile Support Commercial (M-X2) and it is proposed that they be redesignated to Commercial – Neighbourhood 1 (C-N1).

Site 2 was is proposed for lower density residential development and is approximately 0.42 hectares (1.04 acres). The site is rectangular in shape and gradually slopes down from east to west. The future surrounding uses include a park to the west, lower density residential to the north, south and east and a higher density site further to the east that is designated M-H2 with a minimum density requirement of over 60 units per acre. The current designation of the site is Multi-residential – Medium Profile (M-2) and it is proposed that it be redesignated to Residential – Low Density Mixed Housing (R-G).

Purpose of Redesignation

With respect to Site 1, the City required Saddlepeace Manor NE be realigned and widened at the tentative plan stage from what was originally approved in the outline plan. This adjustment to the road impacted the size of the adjacent commercial site. To continue to retain the original retail square footage, the commercial site boundaries have been proposed to be shifted further west and south as per the tentative plan. To match the tentative plan boundaries for the commercial site, it is proposed that 0.04 hectares (0.10 acres) of the lands designated R-G and 0.01 hectares (0.02 acres) of the lands designated M-X2 be redesignated to C-N1.

Site 2 was originally anticipated to accommodate an apartment building. In combination with the higher density M-H2 site to the east, the M-2 designation is impacting the sale of surrounding R-G lots as there are concerns from potential builders that the higher density buildings will be out of proportion and overshadow surrounding lower density dwellings. To provide housing that is in character with its surroundings and motivate the sales of lower density residential dwellings, it is proposed that Site 2 be redesignated to R-G to allow for the construction of 6 single-detached dwellings.

Resulting Density & Housing Types

The impact on the density was calculated for the subject and the adjacent eastern outline plan areas based on typical single-detached lot widths and the minimum densities required in the land use bylaw for multi-residential sites. This land use change leads to a loss of 15 units resulting in a minimal decrease in density from 10.1 units per acre to 9.8 units per acre. In addition, it is expected that 64% of the units will be multi-residential versus single or semi-detached.

Applicant Submission

The owner of the subject site also owns the two M-2 sites at the southwest and southeast corners of the 48 Street NE/88 Avenue NE intersection. The owner is expecting to build either 80 townhouse units or 180 apartment units on these two sites which is significantly more than the minimum of 56 units required under the land use bylaw. Thus, the development of these two M-2 sites is anticipated to more than make up the change in density due to this land use application.

Park Interface

To maximize the yard space adjacent to the western park, it is anticipated that 2 lots will back and another will side on the park on Site 2. The remaining lots will not directly interface with the park.

Policy Consideration

The subject sites fall under the Saddle Ridge Area Redevelopment Plan and is identified as Cell D Residential. This cell is expected to be an integrated neighbourhood containing low to medium density residential with an average residential density of 20 units per gross developable hectare (8 units per gross developable acre) and 30% of the housing being non-single detached units. With an expected density of 9.8 units per acre and 64% multi-residential units for this portion of Cell D, the proposed land use change continues to ensure the proper density and mix of housing in accordance with this policy document.

Summary

The proposed land use redesignation will offer several benefits to the community:

- The commercial site will retain an appropriate size to offer a variety of retail services to surrounding residents.
- The resulting housing will match the scale and configuration of development surrounding the site.
- The surrounding lower density development will now become marketable with the removal of the possibility of an apartment style development.
- There will be a gradual height transition from the park to the west and towards the higher density residential development to the east.
- The neighbourhood density and housing mix requirements will still be met as per the Saddle Ridge Area Structure Plan.

These benefits can be realized through the adoption of the proposed land use application. In consideration, the support of the City of Calgary it is respectfully requested for this proposal.