

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1087

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco Ltd. The subject lands are located in the Savanna neighbourhood of the northeast community of Saddle Ridge. They were originally designated for low density residential under an approved outline plan and land use amendment (LOC2013-0036) in 2014. The application proposes to redesignate the subject lands in line with the original intent of the outline plan, but with the additional flexibility provided by the use of the Residential – Low Density Mixed Housing (R-G) District. This application proposes:

- very minor changes to the anticipated number and type of dwelling units on the land currently designated as Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District; and
- to create more certainty and opportunity for the development of secondary suites by making them a permitted use, instead of discretionary use, and expanding the range of units they are allowed within, such as semi-detached dwellings and rowhouses.

The proposal aligns with the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (Local Area Plan). This proposal does not require changes to the approved outline plan as no changes to the street network or servicing requirements are proposed.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 7.22 hectares ± (17.84 acres ±) located at 9320 - 52 Street NE, 9325 - 52 Street NE, and 706, 707, 710, 711, 714, 715, 719, 723, 727, 731, 735, 739, 743 Savanna Landing NE (Portion of NW1/4 Section 14-25-29-4; Portion of Plan 1412743, Block 1, Lot 1; Plan 1912055, Block 26, Lots 26 to 38) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco Ltd. The application proposes minor changes to areas previously approved for low density development in the developing neighbourhood of Savanna.

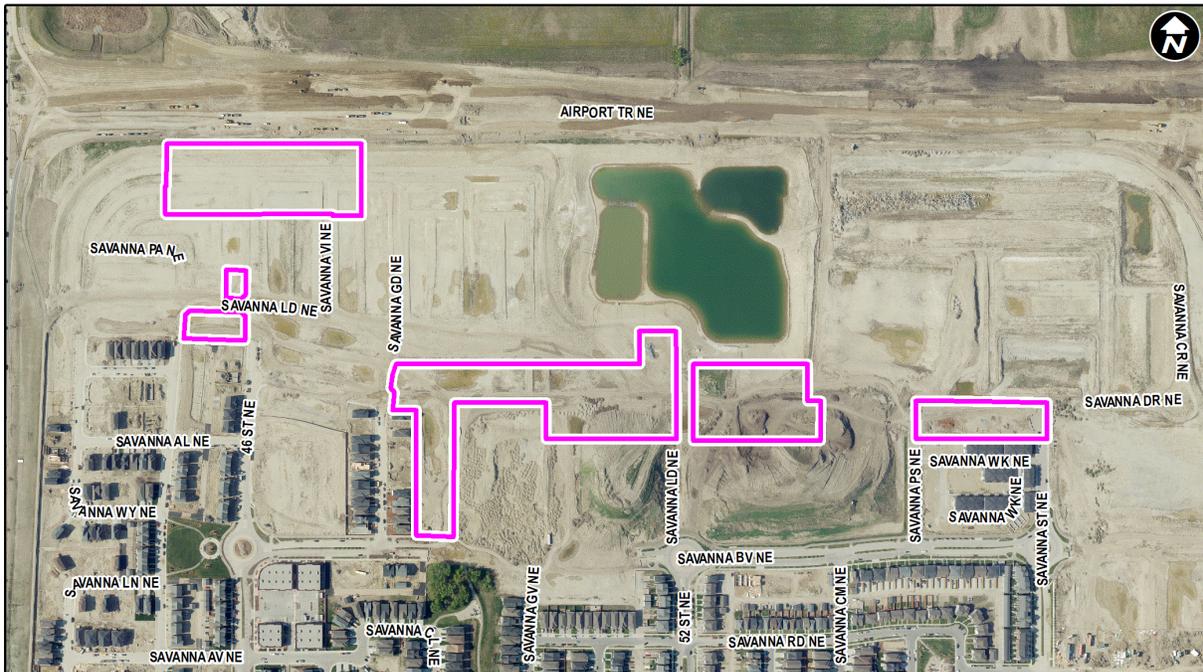
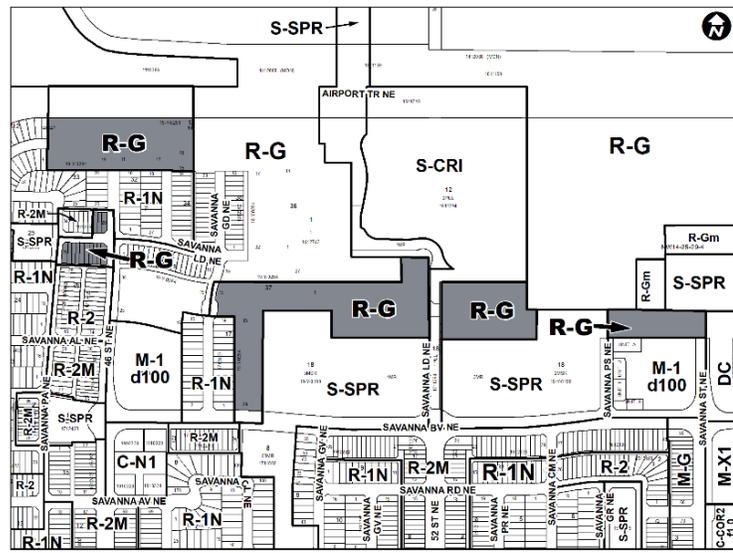
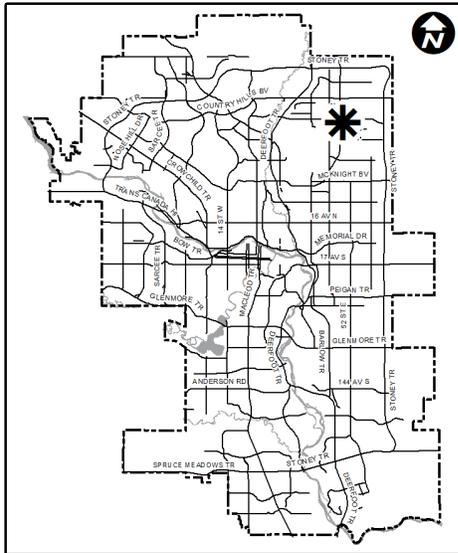
The previous outline plan and land use amendment was approved in 2014 (LOC2013-0036), and stripping and grading of the lands has been completed.

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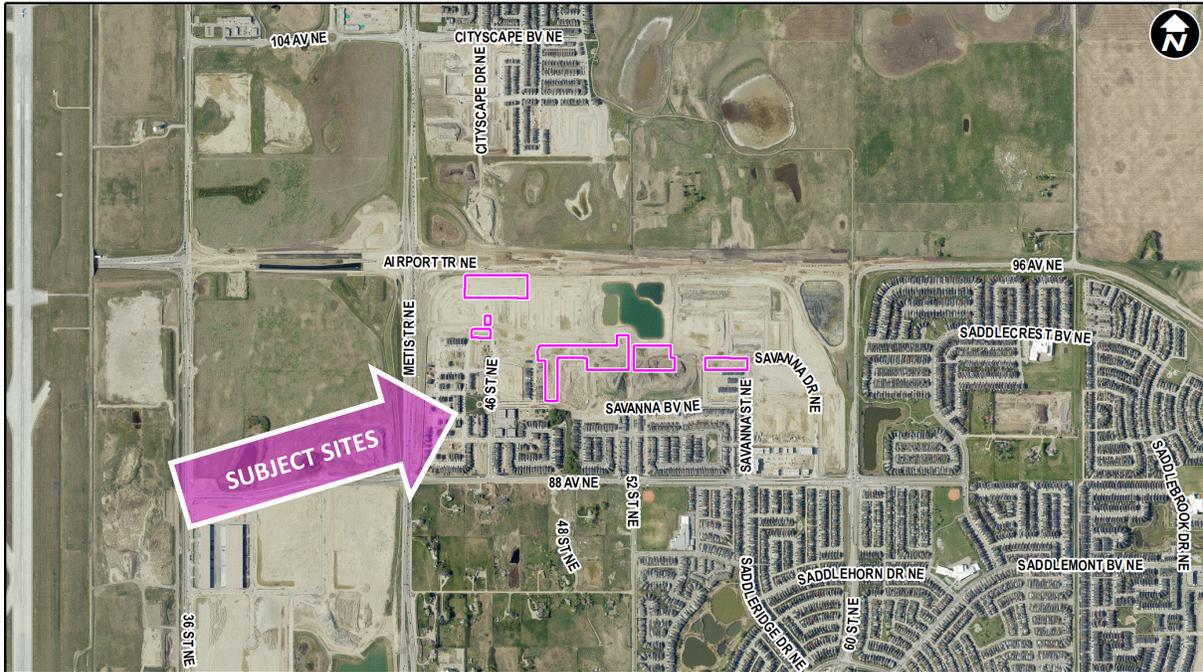
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Location Maps



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Site Context

The subject lands are located east of the Calgary International Airport, in the developing Savanna neighbourhood within the Saddle Ridge community. The Savanna neighbourhood is bounded to the north by Airport Trail NE, to the east by 60 Street NE, to the south by 88 Avenue NE, and to the west by Metis Trail NE.

The neighbourhood contains a broad mix of residential land uses and park spaces. Future multi-residential land uses, and commercial land uses will be located within the Community Activity Centre (CAC) in the southeast corner of the neighbourhood. A future Light Rail Transit (LRT) station will be located in the CAC, just northwest of the intersection of 80 Avenue NE and 60 Street NE. A large stormwater management facility is centrally located on the north boundary of Savanna. To the southwest of the subject lands is a Neighbourhood Activity Centre (NAC), which will contain additional multi-residential and commercial land uses supported by a Transit stop(s).

None of the lands proposed to be redesignated with this application will impact the approved land use districts for the Activity Centres.

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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

This application provides greater flexibility for future landowners to develop and operate secondary suites in future low-density developments, which responds to changing market conditions where household size, demographics and financial capacity are leading to more use of secondary suites in new developments. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report and the approved outline plan for the area.

Land Use

The application proposes to redesignate approximately 7.22 hectares (17.84 acres) of land designated as R-1N and R-2M to R-G, as detailed in *Figure 2* below.

Figure 2: Land Use Proposal

From	To	Area (hectares)	Area (acres)
R-1N	R-G	6.91	17.07
R-2M	R-G	0.31	0.77
Total		7.22	17.84

The existing [R-1N District](#) is intended to accommodate single detached dwellings in developing communities on narrow or small parcels. R-1N does not allow semi-detached or rowhouse buildings and secondary suites are a discretionary use.

The existing [R-2M District](#) is intended to accommodate comprehensively designed low density developments in the form of semi-detached dwellings, duplex dwellings, rowhouse buildings and townhouses in developing communities. Single detached dwellings are not permitted in the R-2M District, and secondary suites are only permitted within the main residential building on the titled parcel.

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The proposed [R-G District](#) is intended for low density neighbourhoods in master planned communities, which applies to the subject lands. The district accommodates the widest range of low density residential development. It provides additional flexibility with a wider variety of low density uses than the R-1N and R-2M Districts, particularly with regards to the development of secondary suites. Secondary suites are allowed as a permitted use in all R-G dwelling types.

Density

The proposal does not impact the density calculations for the area. The outline plan for this area was approved with an anticipated density of 20.4 units per hectare (8.2 units per acre) exceeding the 20 units per hectare (8.0 units per acre) requirement in the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*.

Should the applicant use the new flexibility to slightly reduce the total number of dwelling units, the addition of secondary suites would offset or exceed the number of households in the R-1N area. By coming forward with this amendment, the applicant is responding to the increased demand for secondary suites in the area.

It is also worth noting that the average household size in Saddle Ridge is 4.1 residents per household, which is much higher than Calgary's overall average household size of 2.6 residents per household. Even with a minor reduction in the total number of dwelling units, it would be unlikely to negatively impact existing or future commercial uses, as well as transit usage.

Development and Site Design

The areas proposed to be redesignated to R-G will develop with similar low density residential uses, in accordance with the regulations set out in the R-G district and the new permissions for developing secondary suites.

Environmental Site Considerations

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

Transportation

Pedestrian and vehicular access to the lands, as well as existing and future transit station locations remain unchanged from the previously approved outline plan (LOC2013-0036). The lands closest to the future Light Rail Transit (LRT) station are 550 metres (just over a five minute walk) away from the future station. Transit stops are currently located along 88 Avenue NE, over a five-minute walk from the subject lands. However, new transit stops closer to the lands will become available as the buildout of Savanna progresses.

A Transportation Impact Assessment was not required for this land use proposal.

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Utilities and Servicing

Water main, sanitary sewer, and storm sewer services were previously approved for these sites and are not materially impacted by the proposed redesignation.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on these sites with applicable climate resilience strategies will 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 and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No public meetings were held by the applicant or Administration for this application. No letters were received from the public regarding this application. The Saddle Ridge Community Association did not provide any comments regarding this application.

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.

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 (2018)

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

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Calgary International Airport Vicinity Protection Area Regulation (2009)

Lands on the west side of this application are within the 25-30 NEF (Noise Exposure Forecast) contours. The [Calgary International Airport Vicinity Protection Area](#) (AVPA) Regulation is intended to ensure compatible development around the airport and mitigate the impacts of aircraft noise through the prohibition of certain land uses. The proposed changes do not create any conflicts with the AVPA Regulation.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with ASP area. The MDP provides guidance for developing communities that are refined by local area plans and outline plans. This recommendation aligns with the MDP as the proposed changes will not materially change the expected density of residential development in Savanna.

Climate Resilience 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 address objectives of this plan. Further 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 – 2007)

The [Saddle Ridge Area Structure Plan](#), encourages a variety of housing types that accommodate different age groups, household types, and income levels.

The subject lands are located in Cell E, which is identified on the Land Use Plan (Map 6) for residential uses and sit north and beyond the Community Activity Centre and Neighbourhood Activity Centre areas.

Policies specific to Cell E that are impacted by this change include:

- 4.2.1(4) A minimum of 30 percent of the housing units within each neighbourhood shall be non-single detached housing units.
- 4.2.1(5) A minimum average residential density of 20 units per hectare (8 units per acre) is required in the Residential Area in Cell E within each neighbourhood.

The changes proposed with this application will not put the Savanna neighbourhood in jeopardy of not meeting the above targets from the local area plan. It is expected that the area will continue to provide the mix of uses required and achieve a density of 20.4 units per hectare (8.2 units per acre).

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Social, Environmental, Economic (External)

This land use amendment proposes districts that enable a broader range and mix of housing types, densities and uses that promote socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

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.

REASON(S) FOR RECOMMENDATION(S):

This application proposes using a land use district that will allow more housing flexibility, in response to changing market conditions, while remaining compatible with the vision and policies of the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*.

ATTACHMENT(S)

1. Applicant Submission
2. Land Use Amendment Plan