

## Savanna - Land Use Redesignation

### APPLICANT'S SUBMISSION

B&A Planning Group on behalf of Genstar Development ("Genstar") is submitting a Land Use Amendment application for +/- 7.22 hectares (17.84 acres) of land located within the community of Savanna in the northeast quadrant of the City. Savanna is an established and growing residential community.

The Subject Lands include multiple parcels within the community of Savanna and are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). None of the areas currently designated R-1N have yet been subdivided. The area currently designated R-2M has been subdivided into thirteen (13) lots. All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

This Land Use redesignation is not anticipated to have a significant effect on the housing mix within the plan area, apart from the addition of secondary suites as a permitted use on all lots. Because the R-2M lands already been subdivided for rowhouses there are no anticipated changes to unit counts, housing type or density as a result of this application. Amending R-1N areas to R-G will create the potential for semi-detached and rowhouse dwellings in these areas. That said, a majority of these R-1N areas are already being prepared for subdivision and servicing and will most likely be built as single detached units.

The Subject Lands will continue to align with all relevant City of Calgary policy upon amendment.



# SAVANNA

— IN SADDLE RIDGE —

LAND USE REDESIGNATION

• JULY 2020 •

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# INTRODUCTION

## Background

Genstar Development Company (“Genstar”) is submitting a Land Use Redesignation application for +/- 7.22 hectares (17.84 acres) of land (the “Subject Lands”).

These lands are located within the community of Savanna, in the northeast quadrant of the City.

Land Use on the Subject Lands was approved in 2014 as part of the Savanna Outline Plan and Land Use application.

## Amendment Rationale

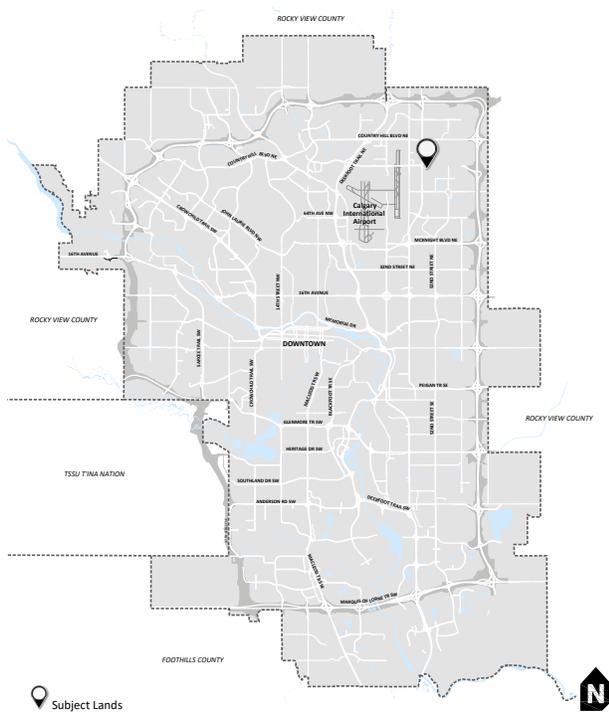
The Subject Lands are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

**The intent of this land use redesignation application** is to accomplish two goals:

1. To allow Secondary Suites as permitted on these lands. Currently, Secondary Suites are discretionary on lands designated R-1N and are not allowed within rowhouse or semi-detached dwellings on lands designated R-2M.
2. To ‘clean up’ and simplify the remaining low density residential lands within Genstar’s Savanna lands. This amendment will amend all remaining low density residential lands in Genstar’s Savanna to R-G, simplifying future development of these lands and providing more flexible housing options to builders and prospective homebuyers.

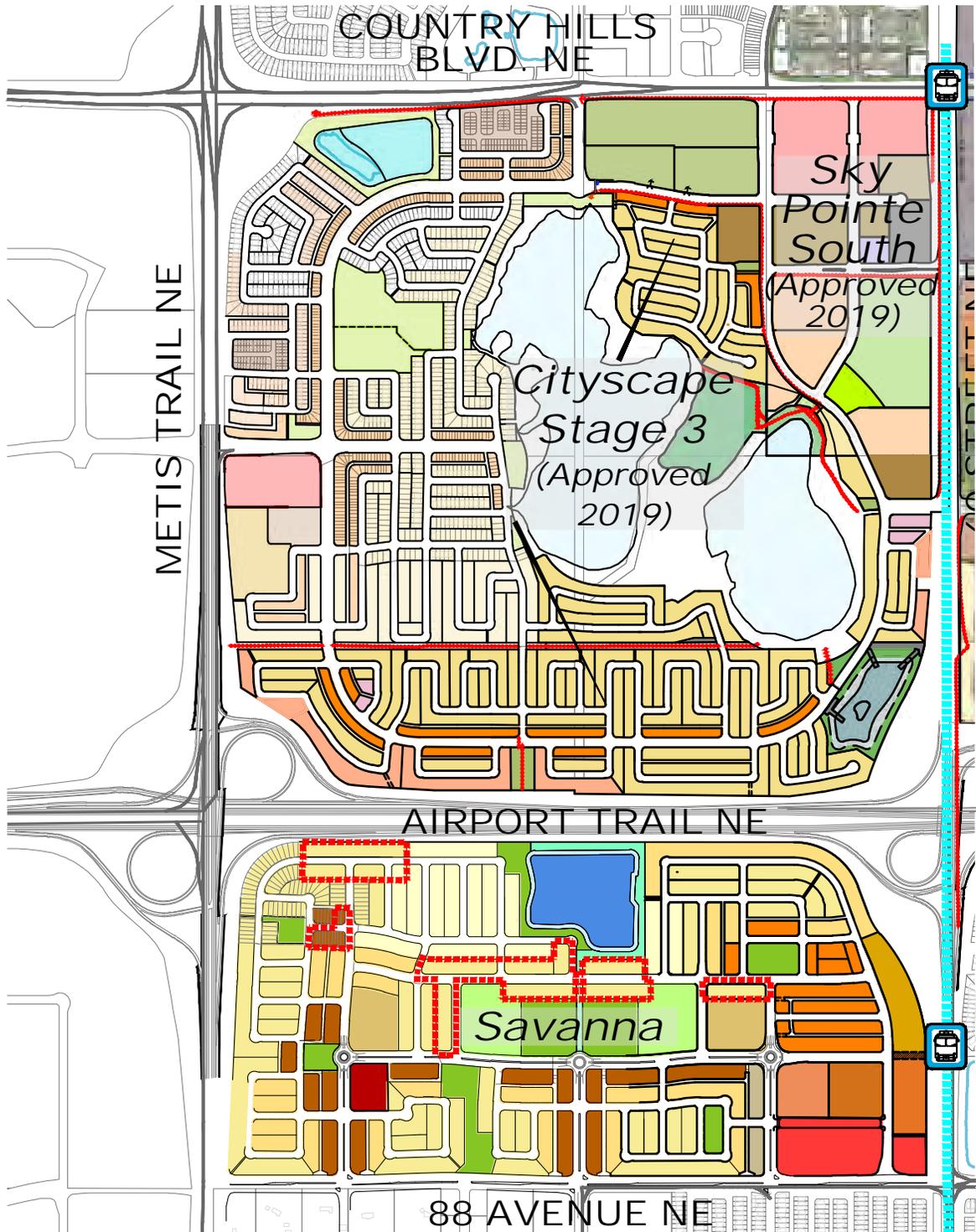
This application does not contemplate changes to the housing types proposed on any particular lot, although the R-G district does allow the potential for a wider and denser range of housing options in addition to suites.

**Figure 1: Plan Location**



Savanna in Saddle Ridge

Figure 2: Site Context



# LAND USE REDESIGNATION

## Site Description

The Subject Lands include multiple parcels within the community of Savanna. None of the areas currently designated R-1N have yet been subdivided. The area currently designated R-2M has been subdivided into thirteen (13) lots.

## Addressing & Ownership

Table 1 below provides the municipal addresses and legal descriptions of the Subject Lands. All lands are owned by Genstar Titleco Ltd.

## Existing & Proposed Land Use

The Subject Lands are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

## Housing Mix & Policy Alignment

This Land Use redesignation is not anticipated to have a significant effect on the housing mix within the plan area, apart from the addition of secondary suites as a permitted use on all lots.

Because the R-2M lands already been subdivided for rowhouses there are no anticipated changes to unit counts, housing type or density as a result of this application.

Amending R-1N areas to R-G will create the potential for semi-detached and rowhouse dwellings in these areas. That said, a majority of these R-1N areas are already being prepared for subdivision and servicing, and will most likely be built as single detached units.

The Subject Lands will continue to align with all relevant City of Calgary policy upon amendment.

**Table 1: Legal Description & Municipal Addressing**

**municipal address:** \_\_\_\_\_  
**706, 710, 714, 707, 711, 715, 719, 723, 727, 731, 735, 739 & 743 Savanna Landing, 9320 52 Street NE & 9325 52 Street NE**  
**legal description:** \_\_\_\_\_  
**Portions of: Plan 141 2743, Block 1, lot 1 within NE1/4Sec15 Twp25-Rge29-W4M & NW1/4Sec15 Twp25-Rge29-W4M**

**Table 2: Land Use Redesignation Statistics**

From	To	Hectares	Acres
R-1N	R-G	6.91	17.07
R-2M	R-G	0.31	0.77
<b>TOTAL</b>		<b>7.22</b>	<b>17.84</b>

Figure 3: Existing Land Use

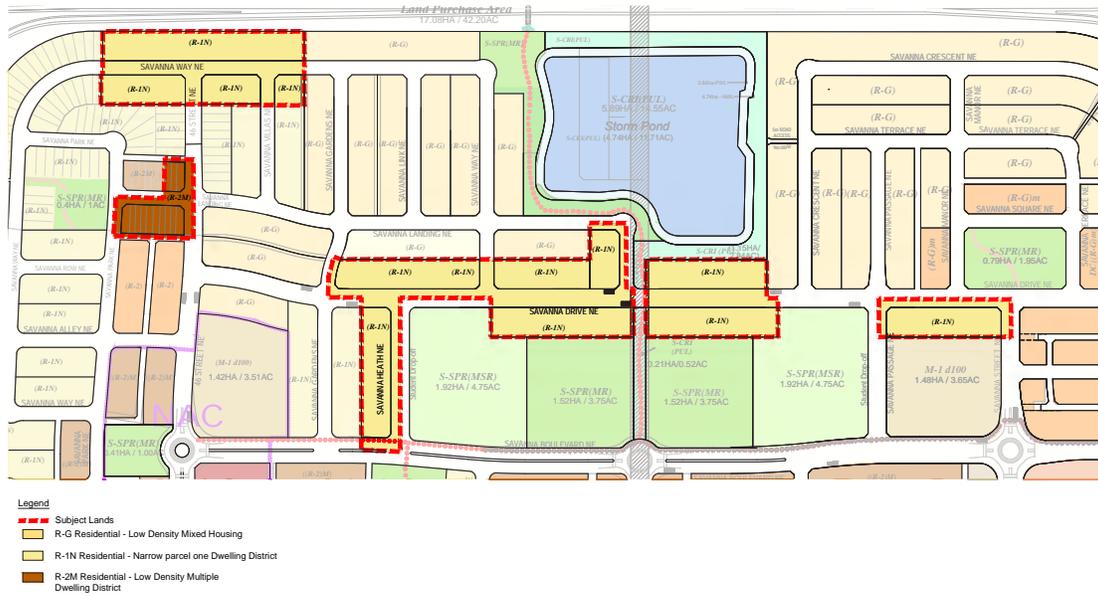
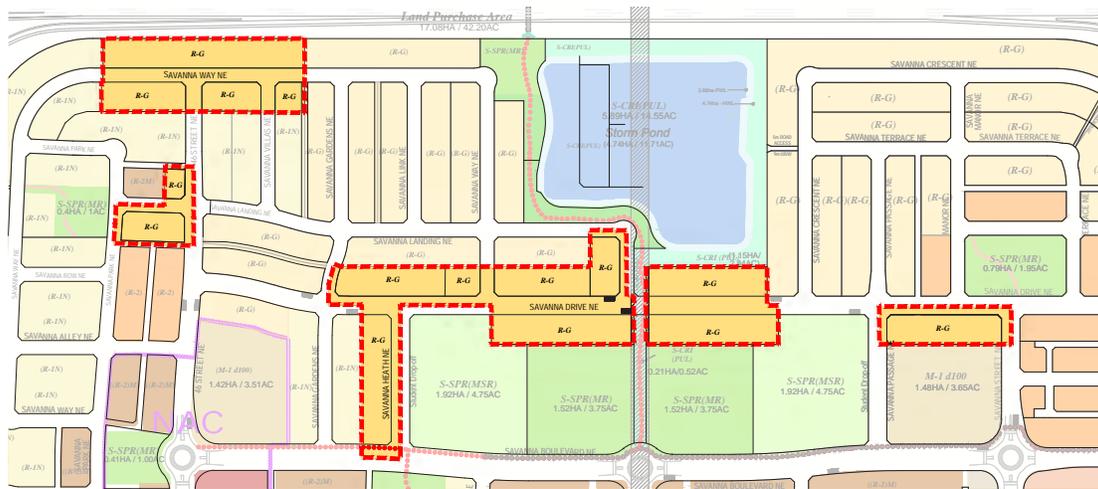


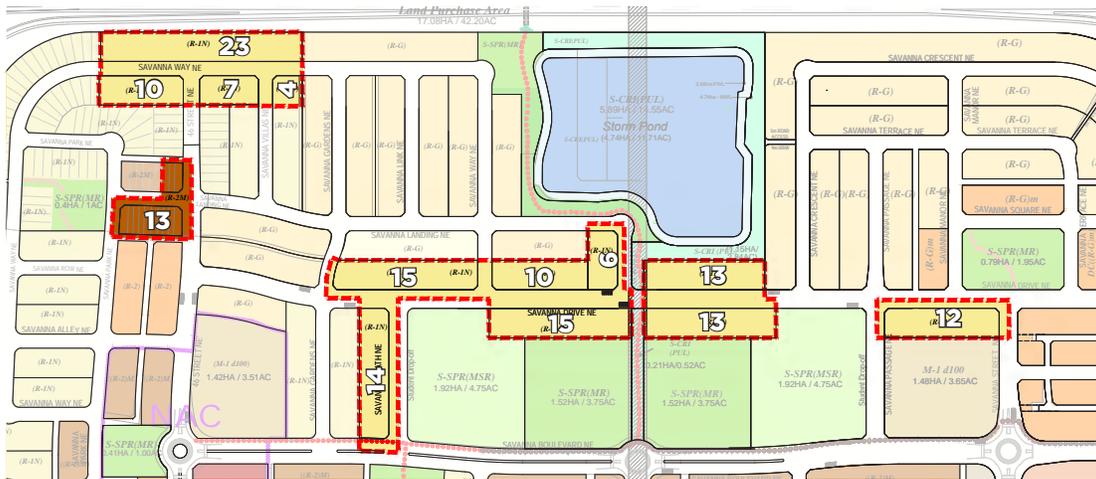
Figure 4: Proposed Land Use



## Density Analysis

Figure 5 below illustrates the existing approved number of units within the plan area, based on the most recent Outline Plan and Tentative Plans for the area. As with proposed housing mix, these unit counts are not anticipated to change with the proposed land use and therefore density will remain unchanged.

**Figure 5: Unit Count**



- Legend**
- Subject Lands
  - R-G Residential - Low Density Mixed Housing
  - R-1N Residential - Narrow parcel one Dwelling District
  - R-2M Residential - Low Density Multiple Dwelling District

Existing Approved			Proposed		
Land Use	Housing Type	Units	Land Use	Housing Type	Units
R-1N	Single Detached	142	R-G	Single Detached	142
R-2M	Rowhouse	13	R-G	Rowhouse	13
<b>APPROVED TOTAL</b>		<b>155</b>	<b>PROPOSED TOTAL</b>		<b>155</b>

Savanna in Saddle Ridge

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Land Use Redesignation | July 2020

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