

**Land Use Amendment in Saddle Ridge (Ward 5) at 4815 – 88 Avenue NE,
LOC2020-0097**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 4815 – 88 Avenue NE (Portion of Plan 6778AW, Block 4) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for small-scale commercial developments with limited auto-oriented uses, up to 10 metres (two storeys) in height.
- The proposal allows for neighbourhood-focused commercial uses in buildings that align with the scale of nearby residential areas and is in keeping with the applicable policies of the *Municipal Development Plan* and *Saddle Ridge Area Structure Plan*.
- What does this mean to Calgarians? This proposal seeks to create additional neighbourhood-focused commercial opportunities in close proximity to developing residential areas.
- Why does this matter? This proposal would allow for goods and services to the surrounding residential community in the developing community of Saddle Ridge.
- A development permit application has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowner, White Eagle Development Corp, on 2020 July 06.

The subject site is located in the community of Saddle Ridge and consists of the southern 0.57 hectare portion of the parcel at 4815 – 88 Avenue NE. This site is located at the northeast corner of the proposed intersection of Guru Nanak Gate NE and 87 Avenue NE. The site is currently vacant. This parcel was 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 6).

As indicated in the Applicant Submission (Attachment 2), the applicant intends to redesignate the subject site to remove the requirement for multi-residential units with the current M-X2 District and to provide additional flexibility with uses in small-scale commercial buildings to adapt to surrounding residential and commercial market context.

The proposed C-N2 District offers a decrease in building height and floor area from the current M-X2 District, while offering the flexibility for constructing a stand-alone commercial building.

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A development permit application (DP2020-3951) has been submitted for commercial development and is under review (Attachment 5). The scope of this development permit also includes the Commercial – Neighbourhood 1 (C-N1) District land located immediately adjacently to the north.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant has reached out to the current and future residents and employees in the area and collected ten letters of support. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Saddle Ridge Community Association provided a letter of support on 2021 January 20 (Attachment 3).

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

IMPLICATIONS

Social

The proposed land use district allows for neighbourhood-focused commercial opportunities within convenient access to nearby residential areas, with adjacency to future institutional uses and park to the south.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

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Economic

This proposal will make efficient use of existing and proposed infrastructure by providing neighbourhood-focused commercial opportunities closer to a developing residential area while allowing the applicant to adjust to changing market conditions at the same time.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. Applicant Outreach Summary
5. Development Permit (DP2020-3951) Summary
6. Approved Outline Plan (LOC2017-0042)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform