

Calgary Planning Commission Report to Council 2016 April 11

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2016 APRIL 11

ISC: UNRESTRICTED
CPC2016-067
LOC2015-0064
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LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
NORTH OF 80 AVENUE NE AND EAST OF STONEY TRAIL NE
BYLAW 60D2016

MAP 13NE

EXECUTIVE SUMMARY

This application is a Land Use Amendment for a parcel of land located in the community of Saddle Ridge, east of Stoney Trail NE and north of 80 Avenue NE. This application is intended to allow for increased density, improved layout, and great flexibility. The proposed amendment is to rezone un-subdivided parcels from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing District (M-G) to Residential – Narrow Parcel One Dwelling (R-1N) District and Multi-Residential – Low Profile (M-1d60) District.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2016 February 11
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 60D2016; and	
1. ADOPT the proposed redesignation of 3.92 hectares ± (9.68 acres ±) located at 7400 – 80 Avenue NE (Portion of SW 1/4 Section 13-25-29-4) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi – Residential – At Grade Housing (M-G) District to Residential – Narrow Parcel One Dwelling (R-1N) District and Multi-Residential – Low Profile (M-1d60) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 60D2016.	

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is intended to allow for an estimated increase of 65 units and providing a greater flexibility for building form. The proposed land uses are compatible with the policies of the Municipal Development Plan (MDP) and the Saddle Ridge Area Structure Plan.

ATTACHMENTS

1. Proposed Bylaw 60D2016
2. Public Submissions

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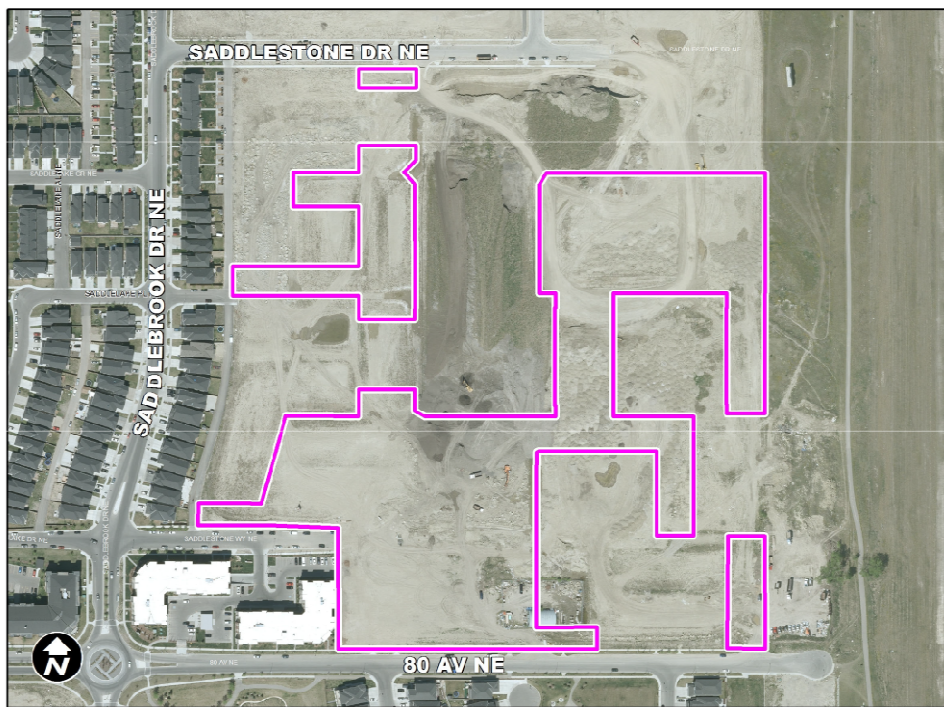
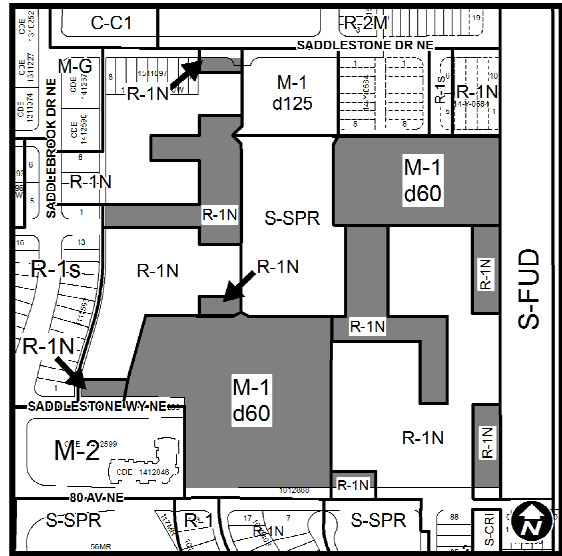
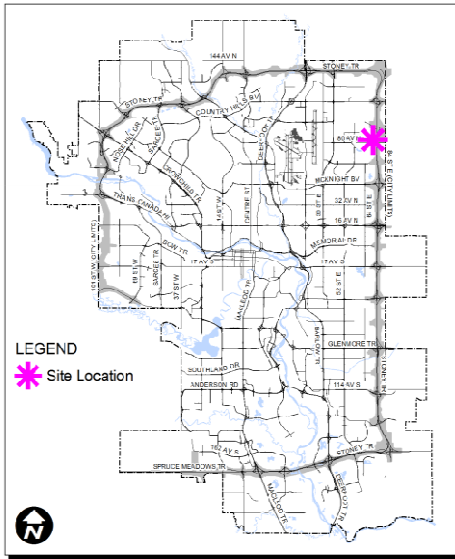
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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council ADOPT, by bylaw, the proposed redesignation of 3.92 hectares \pm (9.68 acres \pm) located at 7400 – 80 Avenue NE (Portion of SW 1/4 Section 13-25-29-4) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi –Residential – At Grade Housing (M-G) District to Residential – Narrow Parcel One Dwelling (R-1N) District and Multi-Residential – Low Profile (M-1d60) District.

Moved by: M. Wade

Carried: 6 – 1
Opposed: G. Morrow

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Applicant:

Genpol

Landowner:

Genpol Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Saddle Ridge in the northeast quadrant of the city. The subject site consists of several future parcels of varying size at the corner of 80 Avenue NE and Stoney Trail NE. The subject lands are predominately flat and are currently undeveloped.

On 2008 April 14 Council redesignated the subject lands from Urban Reserve (UR) to the current land uses. The previously approved land use amendment and outline plan included a mix of dwelling types, single-detached, semi-detached, townhouses and multi-residential buildings.

LAND USE DISTRICTS

This application proposes redesignating several parcels previously approved in response to market demand and for the creation of a more flexible layout. The land use amendment proposal is for the redesignation of several parcels from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing Districts to Residential – Narrow Parcel One Dwelling (R-1N) District and Multi-Residential – Low Profile (M-1d60) District.

CURRENT	PROPOSED	AREA (Ha)
R-1s	R-1N	0.64
R-2M	R-1N	0.46
M-G	M-1d60	0.32
R-1N	M-1d60	2.2
R-1s	M-1d60	0.39

Table 1 Proposed Land Use Amendments

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The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is intended to accommodate residential development in the form of single detached dwellings in the developing area on small parcels. The benefit of this district is that it allows for a narrower parcel width than the R-1s or R-2M districts. The R-1N district also allows for secondary suites.

The proposed Multi-Residential – Low Profile (M-1d60) District provides for multi-residential development in a variety of forms. The M-1 district is intended to be in close proximity or adjacent to low density residential development and provides the option for a density modifier. The applicant has proposed a maximum density of 60 units per hectare for all M-1 parcels which fits the context of the surrounding area while providing great flexibility of building form.

The proposed land use amendment would increase the overall density of the subject sites by an estimated 65 units.

LEGISLATION & POLICY Municipal Development Plan (MDP) (Statutory /

Approved by Council, 2009)

The Municipal Development Plan (MDP) sets out to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities. It provides policy for housing diversity and choice ensuring that Calgary has a wide range of housing types, tenures, and densities creating diverse neighbourhoods that include a mix of housing types and tenures, including medium and higher density residential developments.

The proposed land use amendments will increase the overall density of the community and conforms to the objectives of the Municipal Development Plan.

Saddle Ridge Area Structure Plan and Supporting Information (ASP) (Statutory / Approved by Council, 1984)

The subject site is located within The Saddle Ridge Area Structure Plan (ASP) study area. The Saddle Ridge ASP designates the land residential with a minimum density of 17.3 units per hectare. The proposed land-use change would increase the overall density plan area density by an estimated 65 units.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was reviewed and approved for the proposed land use amendments.

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UTILITIES & SERVICING

Utilities and servicing will be extended from the adjacent lands to the subject lands. The cost for extending the utilities and servicing is the responsibility of the developer.

ENVIRONMENTAL ISSUES

None

GROWTH MANAGEMENT

This site is not subject to any growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Saddle Ridge Community Association has no objection to the proposed land use amendments.

Citizen Comments

Administration has received nine letters of objection in response to the proposed land use amendment. Four of these letters were received from the same civic address. The following concerns were expressed in response to the proposal:

- Increased on-street parking
- Increased traffic
- Decreased community cleanliness
- Insufficient public and private facilities
- Nuisance
- Undesirable building form (ie. Apartment buildings, condominiums)

Public Meetings

No meetings were held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Applicants Submission

4/20/2015

Saddlestone Redesignations

These lands represent the near-final phases of the Saddlestone community being predominantly developed by Genesis Land Development.

In 2008 the current designations on these lands were approved under an outline plan approval (2007-0078). Since that time most of the community has been completed and there have been changes in the suburban housing market that have led Genesis to request this redesignation so the housing built will meet the market demand for additional townhousing and more flexible lotting regulation.

We are proposing to rezone 18 'parcels' in our Phase 9 and 10 developments as noted below:

	Rezoning from	Rezoning to	Number of 'sites rezoned'	Rationale
1	R-1S	R-1N	13	Allows more flexibility. The end parcels on a number of R-1N blocks had been rezoned R-1S and will be rezoned to R-1N as the rest of the block.
2	R-2M	R-1N	2	
3	MG/R-1N/R-1S	M-1	1	Improved layout
4	R-1N/R-1S	M-1	2	Increased density

The rezoning of three properties to M-1 will increase the number of lots/units in this area for Saddlestone by approximately 67 units. The traffic generated by this is still well within the TIA accepted by the City for the Saddlestone Outline Plan area.

The general area is still undeveloped so no current residents will be affected except for an apartment building along 80 Av NE beside our proposed rezoning from R-1N/R-1S to M-1 however our development will still be significantly lower in density than the adjacent M-2 apartment.