

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
89 AVENUE NE AND SADDLECREST BOULEVARD NE
BYLAW 80D2016

MAP 14NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 0.24 hectares from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Low Profile (M-1) District. This change will allow the development proposed in the concurrent Development Permit application DP2015-5117 to proceed and will accommodate the anticipated density proposed in the approved Outline Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 February 25

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 80D2016; and

1. **ADOPT** the proposed redesignation of 0.24 hectares ± (0.59 acres ±) located at 6820 and 6828 – 89 Avenue NE (Plan 731001, Portion of Block 3 and 4) from Residential – Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential – Low Profile (M-1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 80D2016.

REASON(S) FOR RECOMMENDATION:

The M-1 land use district applies to the Developing Area and allows multi-residential development with a higher number of dwelling units than the low density R-2M district. Low height, medium density multi-residential development is compatible with the adjacent low density residential land uses.

The current R-2M district does not allow the anticipated density target of 23.78 units per hectare (9.62 units per acre). Twenty townhouse style units are proposed on the subject site; however, with the existing land use a maximum of 9 units can be accommodated on the parcel. The proposed redesignation better aligns with the intention of the Outline Plan.

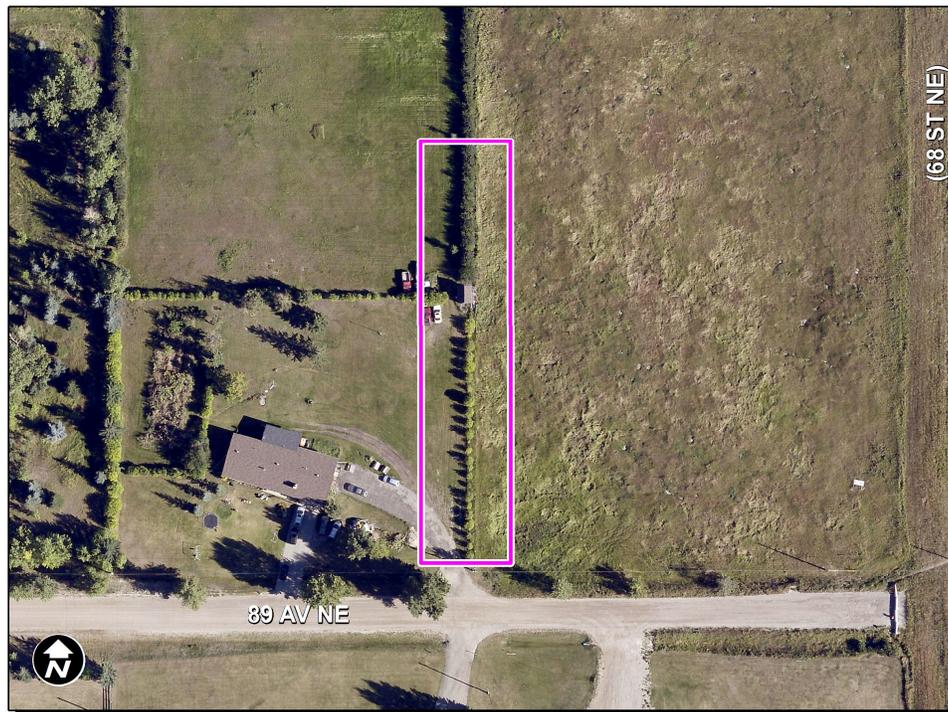
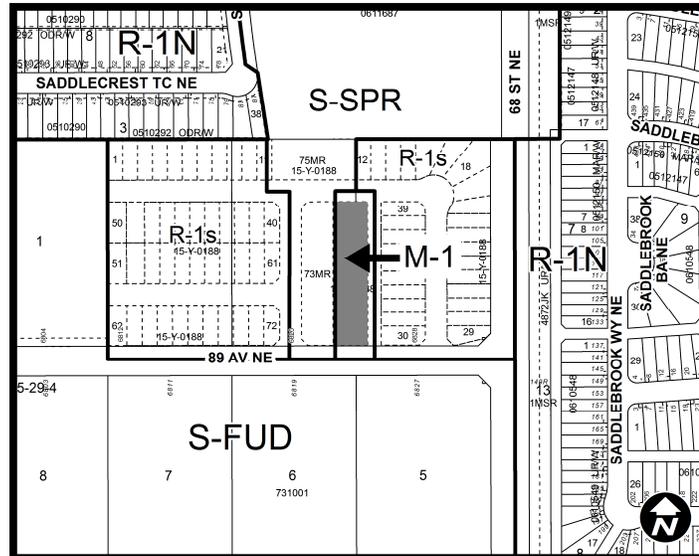
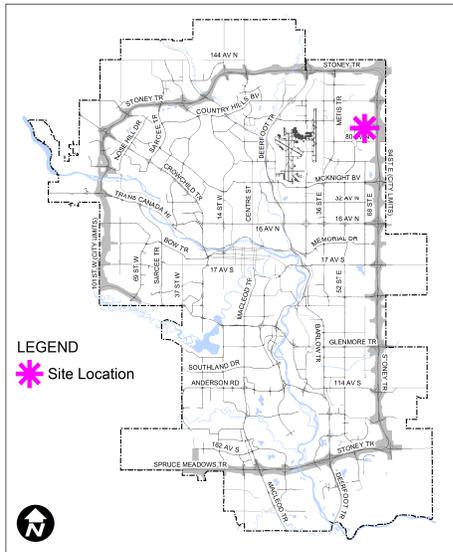
ATTACHMENT

1. Proposed Bylaw 80D2016

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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 0.24 hectares \pm (0.59 acres \pm) located at 6820 and 6828 – 89 Avenue NE (Plan 731001, Portion of Block 3 and 4) from Residential – Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential – Low Profile (M-1) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Max Tayefi Architect

Landowner:

1654620 Alberta Ltd (Joginder Uppal)
1693791 Alberta Ltd (Joginder Uppal)

PLANNING EVALUATION

SITE CONTEXT

The subject lands are located within the community of Saddle Ridge. The site is in an area of low density residential, with Saddle Ridge School located to the north. The subject site sits on the boundary between an existing acreage with a dwelling on the west side, and an undeveloped parcel on the east side.

The area included for the proposed redesignation is a portion of a parcel, which is contained within Outline Plan LOC2012-0065. The Outline Plan proposes R-1s development to the northeast and east of the subject land, and Municipal Reserve to the northwest and west (see Appendix II for Outline Plan). South of the parcel are existing residential acreages. A density increase is being proposed, with a concurrent Development Permit application proposing 20 townhouse style units.

LAND USE DISTRICTS

The existing R-2M designation accommodates low density residential development in the form of duplex dwellings, rowhouses, semi-detached dwellings, and townhouses, with a maximum height of 11.0 metres. Based on the maximum density of 38 units per hectare for townhouses a total of 9 units may be developed on the subject land.

The M-1 land use district provides for multi-residential development of low height (maximum 14.0 metres) and medium density. It is intended to be in close proximity or adjacent to low density residential development, such as the surrounding R-1s designated parcels. The district stipulates a minimum density of 50 units per hectare. This will equal a minimum of 12 units, and the applicant is proposing 20 units.

A new Outline Plan is not required as there will be no changes to servicing requirements and no impact on the remaining Outline Plan area. Further, the M-1 district better achieves the intent of the Outline Plan than the existing R-2M district.

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LEGISLATION & POLICY

The Municipal Development Plan identifies the subject site as being within the Developing Area, and therefore the M-1 land use district is applicable and appropriate.

The site is located within the area identified as “Cell C” in the Saddle Ridge Area Structure Plan (ASP). The land is designated as “Residential” which permits flexibility in assigning various district densities, and therefore no amendment to the ASP is required. The ASP mandates a minimum density of 17.3 units per gross developable hectare. The proposed density will exceed the minimum requirement (23.60 units per hectare for the Outline Plan area).

TRANSPORTATION NETWORKS

The subject site is accessed by 89 Avenue NE, which connects to Saddlecrest Boulevard NE providing connection to the network. Units will front the adjacent park and be accessed from a rear 10.0 metre lane that will connect 89 Avenue NE to the proposed Saddlecrest Link NE (see APPENDIX II for Outline Plan).

UTILITIES & SERVICING

Utilities are available in 89 Avenue NE and will be extended to service this development to City standards. Servicing requirements are addressed through the existing approved Outline Plan conditions.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was conducted for the Outline Plan area. No major environmental issues were identified.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments: The Saddle Ridge Community Association was circulated with this application but did not provide comments.

Citizen Comments: No citizen comments were received.

Public Meetings: No public meetings were required nor held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

A Land Use Re-designation have recently been approved for above mentioned parcels and a new parcel within this subdivision had been approved for R-2M.

However the approved zoning for this parcel zoning does not support the number of units identified in the administration letter which has been submitted to Calgary Planning Commission and has been approved. The number of units identified for this parcel on page 11 of the report is 21 units and maximum number of units under R-2M is only 12 units for this parcel size.

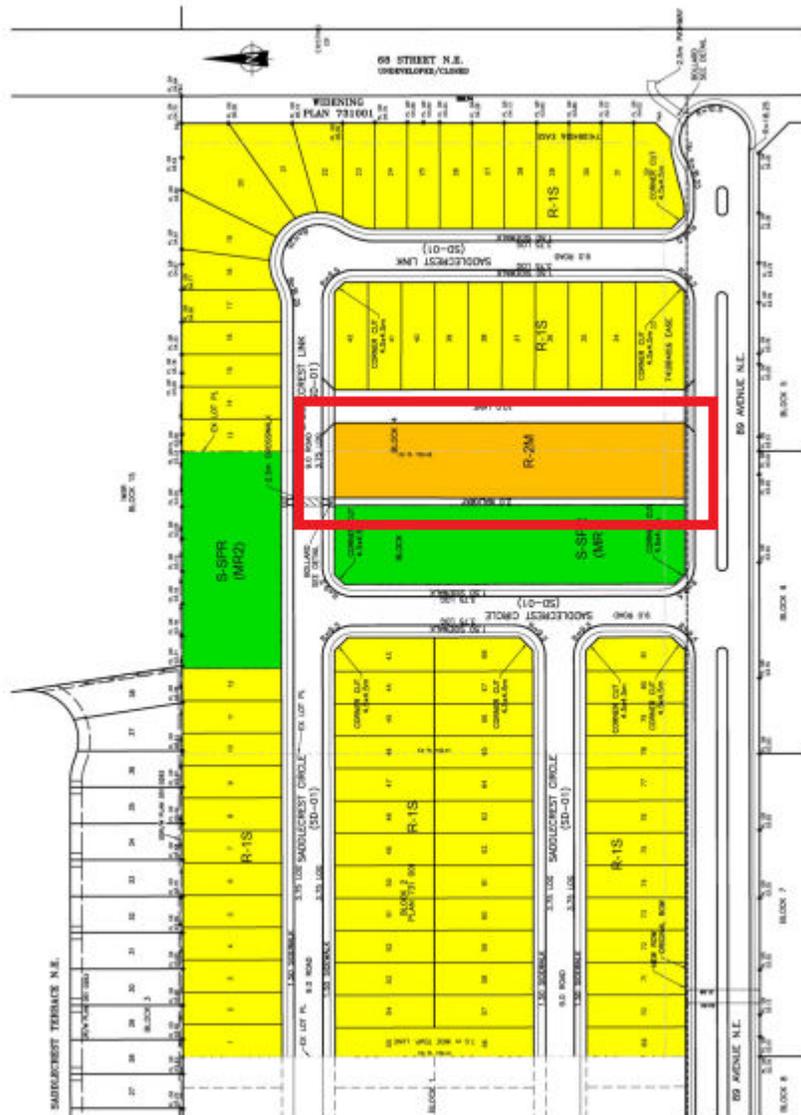
In order to design and build such number of units on this parcel, the zoning for this parcel needs to be changed to a higher density. A density of 88 units per hectare will provide the same number of units as this parcel has been originally recommended for. This density is well within the permitted density of min. 50 and max. 148 units per hectare of an M-1 zoning. Therefore we are proposing to change the zoning of this parcel to M-1 which will permit a minimum of 12 units and a maximum of 35 units.

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APPENDIX II

Approved Outline Plan LOC2012-0065



 Subject Site