

LAND USE AMENDMENT  
SADDLERIDGE (WARD 3)  
89 AVENUE NE & SADDLECREST BOULEVARD NE  
BYLAW 30D2015

MAP 14NE

**EXECUTIVE SUMMARY**

This application is for the comprehensive redevelopment of 3 residential acreages within the community of Saddle Ridge. The modified-grid style development proposes the use of Residential – One Dwelling (R-1s) District and Residential – Low Density Multiple Dwelling (R-2M) District residential land uses to accommodate an anticipated 102 single-detached and townhouse-style residential dwelling units in addition to two S-SPR Municipal Reserve parcels.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 January 15

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 30D2015; and

1. **ADOPT** the proposed redesignation of 4.29 hectares  $\pm$  (10.60 acres  $\pm$ ) located at 6812, 6820 and 6828 – 89 Avenue NE (Plan 731001, Blocks 2 to 4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 30D2015.

**REASON(S) FOR RECOMMENDATION:**

This Land Use Amendment meets the intent of both the Saddle Ridge Area Structure Plan and the Municipal Development Plan by providing a mix of residential land uses and providing the opportunity for a range of housing types. The plan proposes low and medium density residential land with an interconnected park system, and is serviceable to City standards.

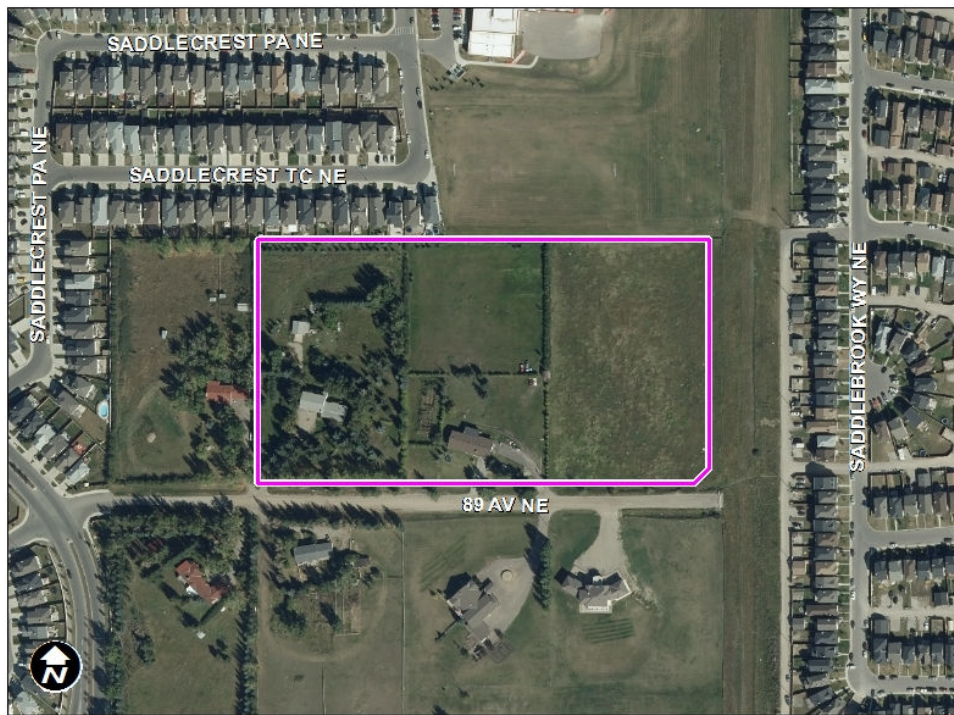
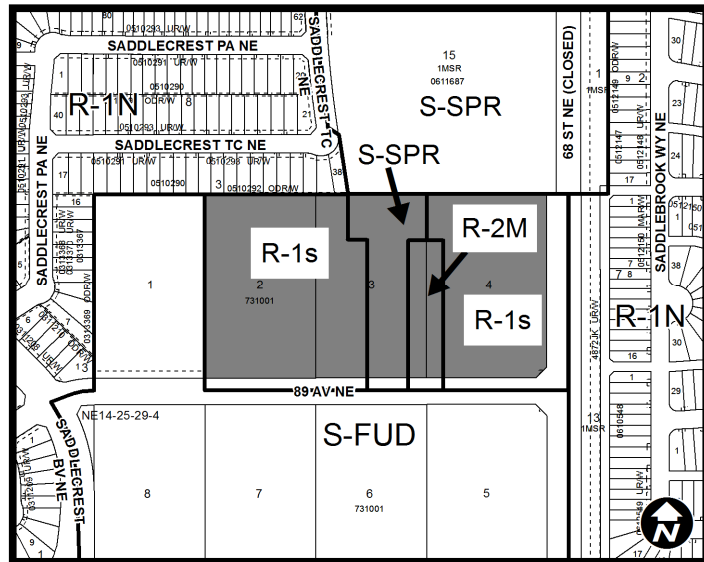
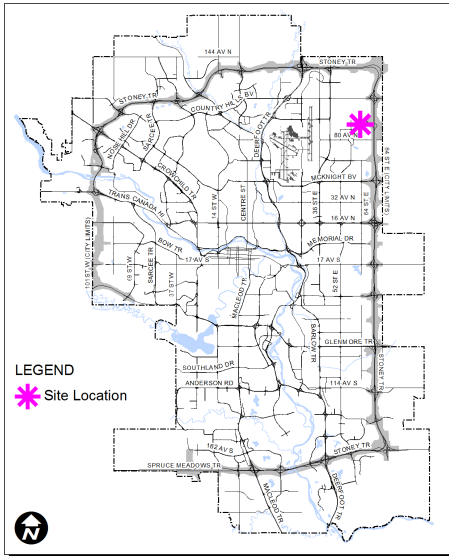
**ATTACHMENT**

1. Proposed Bylaw 30D2015
2. **Public Submissions**

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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 4.29 hectares  $\pm$  (10.60 acres  $\pm$ ) located at 6812, 6820 and 6828 – 89 Avenue NE (Plan 731001, Blocks 2 to 4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**Moved by: G. Morrow**

**Carried: 6 – 1**

Opposed: R. Wright

Reasons for Approval from Ms. Wade:

- Support MR size and location. Providing “smaller MR” spaces to provide green space throughout residential areas provides greater recreational access for residences and a hierarchy of green spaces, both play and passive areas are addressed breaking up hard surfaces with soft surfaces.

Reasons for Opposition from Mr. Wright:

- Premature and incremental. It may be difficult to adapt future development in terms of open space to produce a cohesive and consistent development.

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**Applicant:**

Civil Engineering Solutions

**Landowner:**

1654620 Alberta Ltd (Joe Uppal, Mike Olak, Manjit Aulakh, Sher Tejy)  
1693791 Alberta Ltd (Harkrishan Jaswal, Ranjeev Jaswal)

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Y	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	N	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Y	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	N	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	N	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Y	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site consists of two 1.39 hectare (3.44 acres) and one 1.51 hectare (3.72 acres) acreages, each containing one dwelling and residential outbuildings. The area covered by these 3 parcels totals 4.29 hectares (10.6 acres).

The site is bounded on the north and west by existing single-detached residential development and an existing elementary school and playfields are also located north of the western portion of the site. Immediately south and adjacent to the western boundary are existing residential acreages.

**LAND USE DISTRICTS**

This application proposes R-1s single-detached residential development, with the potential for secondary suite development, and a row of R-2M townhouse development adjacent to a central MR parcel. Two S-SPR Municipal Reserve parcels are proposed in the central portion of the development area.

These two residential land uses provide a mix of housing options that are compatible with the existing Saddle Ridge community. The centrally-located S-SPR (MR) corridor will be an amenity for the overall community as well, connecting the existing open space to the north of this parcel through this new development and providing the potential to continue the connection through future redevelopments to the south.

**LEGISLATION & POLICY**

This site is located within the area identified as Cell C in the Saddle Ridge Area Structure Plan (ASP) and is identified as "Residential" lands, calling for a minimum density of 17.3 units per gross developable hectare (7.0 units per acre). This application proposes an anticipated density of 23.78 units per hectare (9.62 units per acre). The 600 metre TOD boundary from the future LRT station touches the westernmost portion of the application area.

**TRANSPORTATION NETWORKS**

The subject site is accessed by 89 Avenue NE, which connects to Saddlecrest Boulevard NE providing connection to the network. The plan area is bounded on the east side by the undeveloped 68 Street NE road right-of-way, which is being developed as a regional pathway through the area. The existing 89 Avenue NE will be upgraded to a divided collector standard road by the developer.

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**UTILITIES & SERVICING**

Utilities are available in 89 Avenue NE and will be upgraded to service this development to City standards.

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

This area is not subject to any Growth Management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Saddle Ridge Community Association was circulated the application and a letter of concern was received in response, which is attached to this report as APPENDIX II. This letter cites concerns with access to green space, density being too high and the potential secondary suites causing issues with parking and traffic.

**Citizen Comments**

One letter of objection was received from the owners of three of the surrounding acreages. The letter outlined concerns including raised property taxes, premature development of this area, road access and traffic, increased density, construction, grading and utility services provision. The writer was contacted and the development scenario including road and servicing upgrades were explained, however the residents' concerns with the development remain.

**Public Meetings**

No public meetings were required nor held in conjunction with this application.

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APPENDIX I

APPLICANT'S SUBMISSION

This application prepared on behalf of 1650620 Alberta Ltd is for the consideration of the approval of an Outline Plan and Land Use re-designation contained within the Saddle Ridge community. The subject lands entitled "**Saddle Pointe**" comprise of 6.89 acres (2.79 ha) with municipal address 6812 & 6820 – 89 Street NE, Calgary and the legal description of the site is Lot 2 & 3 Plan 731 001, with NE ¼ Sec 14, Twp.25, Rge.29, W 4 M.

The current Saddle Ridge community surrounds

The residential areas of Saddle Ridge are developing in a pattern generally similar to the Falconridge/Castleridge and Properties communities to the south. Subject property comprise of 2 residential acreages within a residential acreage area with 10 similar lots. All around this area are developed as residential subdivision. There is a school in the north east corner of the subject property.

Saddle Ridge has also incorporated two special features – an extension of the Northeast Light Rail Transit (LRT) line which will be integrated within the residential community, and stormwater retention lake within public parks. These features has contribute towards a unique character for the Saddle Ridge community. Extension of Airport phase – 3 in under construction phase. With these developments the demand for new residential property has gone up enormously.

**Sustainability**

In 2011, City of Calgary's City, Community & Downtown Planning Division, Planning & Building Department published "Saddle Ridge Area Structure Plan" highlighting the growth potential of the community. The Saddle Ridge Area Structure Plan study area encompasses 1,270 hectares (3,140 acres) of land in the northeast sector of the city. The area is located immediately north of the Falconridge and Castleridge communities, and east of the Calgary International Airport. Most of the area (882 hectares/2,180 acres) is designated for residential and associated uses, *including a centrally-located Town Centre (community core), a senior high school and major regional playfields*. The balance is set aside for employment-generating activities – an industrial district along the west side adjacent to the airport, and a mixed light industrial/office park and possible regional centre to the north. The residential areas of Saddle Ridge are expected to develop in a pattern generally similar to the Falconridge/Castleridge and Properties communities to the south. Planning approval has already been granted to two subdivisions (Martindale and Taradale) to the north of 64 Avenue. The industrial district proposed along the western edge of Saddle Ridge will evolve gradually over an extended period of time. The area presently accommodates a mixture of residential and outdoor industrial developments. The initial stage of transition, already in progress, will see an increase in the number of limited-service industrial activities. The present lack of servicing capacity precludes more intensive light industrial development and it is anticipated that services will not be extended to the area for several years.

**Conclusion:**

Looking at the growth potential in the Saddle Ridge area, it is evident that with the approval of the Outline Plan for the proposed subdivision, about 62 single family residential units will be created and which will compensate some extent the growing demand for residential housing in the area.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



Saddle Ridge Community Association

P.O. Box 95081

Calgary, Alberta T3J 5M1

403-273-9081

[saddleridgelanduse@shaw.ca](mailto:saddleridgelanduse@shaw.ca)

September 7, 2013

Development Circulation Controller

Development and Building Approvals #8201

P.O. Box 2100 Station M

Calgary, AB T2P 2M5

Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

File Number: LOC2012-0065

We have a number of concerns with this development:

The comments here refer to the initial application submitted in November of 2012. Items 12 and 13 represent concerns with the additional property added to the original plan.

- 1 R1S lots are too small. The ratio of 10.3 lots per acre on this land creates too many homes on a small area.
- 2 The roads within the proposed subdivision are all dead end roads, no cul de sacs. This will lead to safety issues, with vehicles not being able to turn around and little to no room for parking on any of the streets. In case of fire this will become a fire trap. While the shadow plans for Blocks 1 & 4 show the possibility of roads this will depend on the final outcome of this development and therefore should not be considered as going to transpire.
- 3 The current 89<sup>th</sup> Avenue leading from Saddlecrest Blvd. east to the future subdivision needs to be graded to a lower slope. The intersection will also require a light at this intersection once the development is completed.
- 4 This community is not a transit oriented neighbourhood as defined by City Council. Saddle Ridge now has C-Train service direct to Saddletowne Station and a direct route to downtown and future plans to go north to employment nodes.
- 5 The plans show no sidewalks, only two green spaces one of which offers exit to nearby Saddlecrest. There needs to be at least one lot less per street to make room for pedestrian access to the future Saddlepointe Drive.

A. Dean



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- 6 There needs to be a sidewalk from the end of Saddlepointe drive connecting with the pathways to the east and to Saddlecrest Blvd. NE. This will allow the residents access to Saddlecrest Park on the west side and to the pathways that connect throughout the area.
- 7 From the design it would appear the properties are to be front drive garages with no laneways. As these properties are deemed suitable for future Secondary Suites this means parking will be on the driveway as there is no on street parking without moving vehicles every time someone wants to enter or exit the property. Secondary suites should not be forced into narrow lot developments.
- 8 As these will be allowed to have secondary suites the congestion of future collection boxes for residential garbage, recycling and green waste. While these collections are only once a week the space they take up on the streets again make parking on the street implausible. Conceivably you could have from 248 to 372 bins out on the streets at one time.
- 9 Currently with one vehicle per household you have 62 vehicles add a tenant and you are up to 124 vehicles or more if each home is allowed to have a suite.
- 10 With the narrow lots planned for the subdivision it will be a sea of concrete with very little green space. We expect each property to have a tree planted on each yard facing the street. Saddle Ridge recently took part in the Neighbourwoods program and encourage every developer to plant trees.
- 11 The developer has not taken any additional care to add any character to the development with only horizontal and vertical lots and roadways to manage density.
- 12 A traffic study to include the additional 30 houses being added to the original plan. There are now 94 single family houses with potential suites (R1-S). The traffic study is focused on 89<sup>th</sup> & Saddlecrest Blvd. Ideally there needs to be secondary access whereby 89<sup>th</sup> continues through to the Saddlebrook community or around back to 80<sup>th</sup>? Secondly the outcome will consider traffic lights at Saddlecrest Blvd.
- 13 Green space should take into consideration a storm pond or a body of water in addition to what has been identified already.

Sincerely,

David Brown, Chairman

Land Use and Development

Saddle Ridge Community Association

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APPENDIX III

OUTLINE PLAN

