

**Land Use Amendment in Saddle Ridge (Ward 5) at 5111 and 5123 – 85 Avenue NE,
 LOC2023-0033**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 5111 and 5123 – 85 Avenue NE (Plan 1211515, Block 37, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Medium Profile (M-2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 108D2023** for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 5111 and 5123 – 85 Avenue NE (Plan 1211515, Block 37, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Medium Profile (M-2) District.

HIGHLIGHTS

- This application proposes to redesignate the site to the M-2 District to remove the requirement for a minimum amount of commercial development required under the current M-X2 district.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (ASP) and maintains the density and intensity targets required in the area.
- What does this mean to Calgarians? The proposal would provide for more housing in a developing neighbourhood activity centre to support the existing substantial commercial development in the area.
- Why does this matter? The amendment would strengthen the existing commercial and employment opportunities in the community.
- A development permit for a 74-unit rowhouse development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application is located in the northeast community of Saddle Ridge and was submitted by B&A Studios on behalf of the landowner, Klair Holding Inc. on 2023 February 10. As noted in the Applicant Submission (Attachment 2), the applicant is proposing to build a multi-family rowhouse in the future, and a Development Permit was submitted May 2023.

The 0.42 hectare (1.04 acre) site is located within a Neighbourhood Activity Centre in the Saddle Ridge ASP. To support the removal of the requirement for commercial development on this site, the applicant provided a commercial study demonstrating that there was more than sufficient commercial within 1km of the subject site.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and the respective community association was appropriate. In response, the applicant reached out to the Saddle Ridge Community Association to introduce the project. (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No comments were received from the public as a result of the circulation. The Saddle Ridge Community Association provided a letter of support on 2023 February 27 for the reduction of commercial on this site, and asked Administration to explore some of the other currently designated sites in the area (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Saddle Ridge and provides for residential development located close to shops and services.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The proposal would allow for flexibility in the residential uses on the site and support the existing commercial uses in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 108D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform