

# Background and Planning Evaluation

## Background and Site Context

The site is located at the southeast corner of 48 Street and 85 Avenue NE, in the developing area of Saddle Ridge. This 0.4 hectare site is currently vacant. It is anticipated that these sites will be consolidated with the parcel to the south to form one contiguous development parcel.

While the subject site and the lands adjacent are currently undeveloped, they have been designated for future development. North of the site is designated for commercial development, with medium density development located on the parcels south of the site. To the west of the site is an undeveloped Municipal Reserve which connects to low density development. East of the site is a future high density development site with associated commercial development.

The site was originally part of a larger land use and outline plan approved in 2007. That application identified high density development as part of the Neighbourhood Activity Centre in the Saddle Ridge Area Structure Plan (ASP). A subsequent land use was approved by Council in 2013 to redesignate these lands to MX-2 as part of a larger land use and outline plan to provide for higher density with a lower height due to a conflict with height and the proximity to the airport.

The site is approximately one kilometre (10 minute walk) from Saddletowne Towne centre, including the Saddletowne LRT station and associated retail development. The site is 1.1 kilometre (12 minute walk) from Nelson Mandela High School, and 1.2 kilometre (14 minute walk) away from the YMCA Genesis Centre.

## Community Peak Population Table

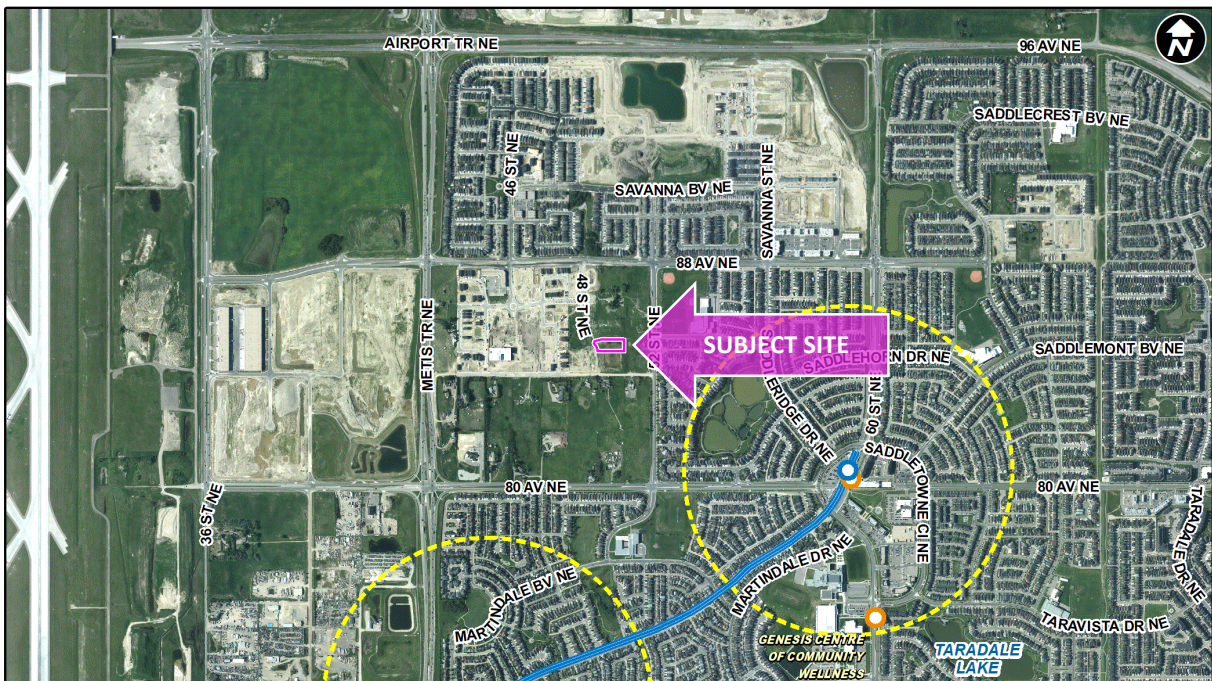
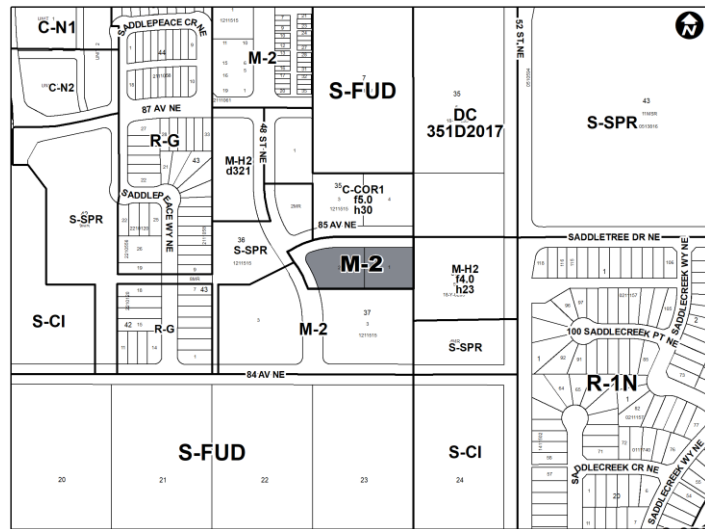
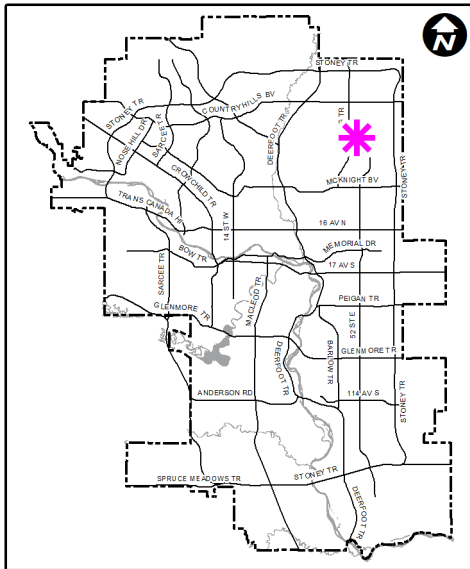
As identified below, the community of Saddle Ridge reached its peak population in 2019.

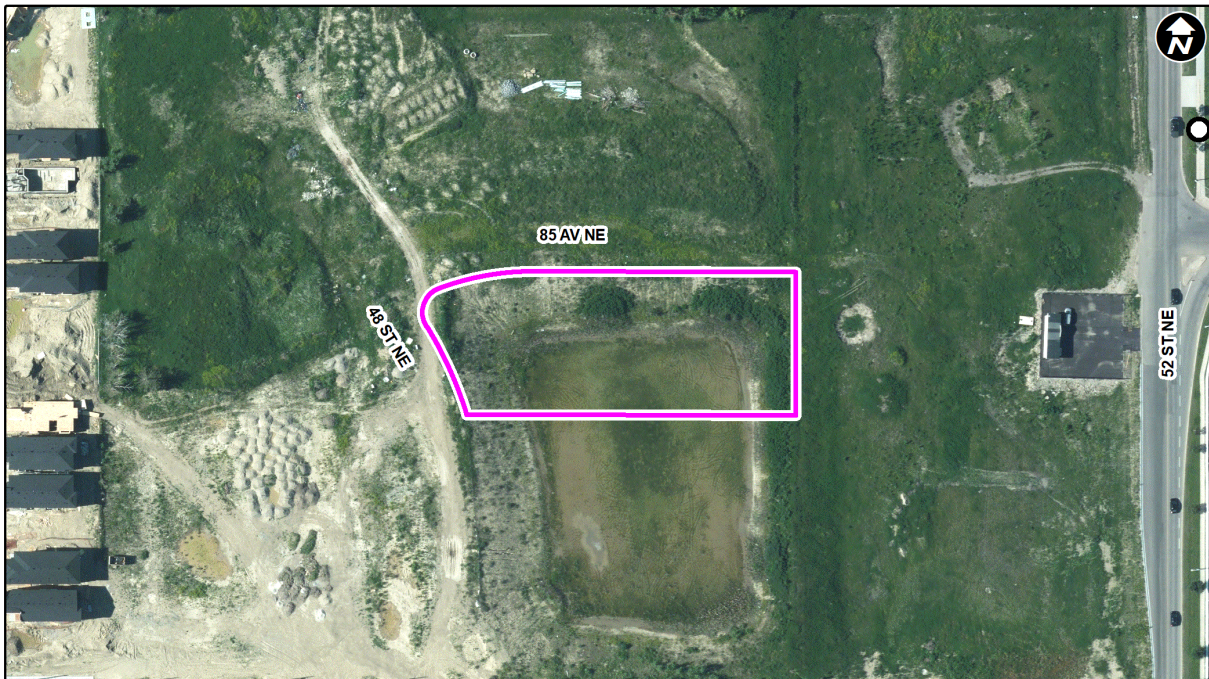
<b>Saddle Ridge</b>	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Saddle Ridge [Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

The existing M-X2 District accommodates multi-residential development that provides for higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-X2 District requires that any multi-residential development provide a minimum of 300 square metres of commercial uses. The M-X2 District allows for a maximum floor area ratio of 3.0 and a maximum building height of 16.0 metres (approximately four storeys).

The proposed M-2 District is a comparable district that allows for multi-residential development but does not require commercial uses to be incorporated into the multi-family development. The M-2 District has the same floor area ratio of 3.0 and maximum building height of 16 metres. The M-2 District is intended to be located at community nodes or transit and transportation corridors and nodes, and has a minimum density of 60 units per hectare.

The site is located within a Neighbourhood Activity Centre (NAC) identified in the Saddle Ridge ASP. The NAC should contain a variety of multi-residential housing, transit stops, local commercial uses, public open space, and mixed-use development with retail at grade. The NAC is required to achieve a minimum intensity of 100 people and jobs per gross developable acre. To support the removal of the requirement for commercial development, the applicant provided a commercial analysis prepared by Colliers. The report concluded that there is significant commercial within one kilometre of the subject site. The applicant has also provided a density and intensity analysis to show that the even with the removal of the commercial component, the site will still achieve a minimum intensity of 109 people and jobs per gross developable hectare.

Administration has reviewed the context and applicability of the proposed M-2 District and determined that it is appropriate for this location as it still achieves the goals of the ASP.

### **Development and Site Design**

The applicable land use policies and the rules of the proposed M-2 District will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping, and parking.

Given the specific context of the site, additional items that will be considered through the development permit process will include, but are not limited to:

- Ensuring a good street interface with 48 Street, 84 Avenue, and 85 Avenue NE (once the sites are consolidated with the parcel to the south).
- Ensuring buildings are oriented to face the public streets; and
- Providing a well-designed public realm, including a common amenity area for residents, and pedestrian connections to adjacent streets and future area parks.

### **Transportation**

A Transportation Impact Assessment was not required for this site. At present, transit stops for Route 59 (Savanna) are located on 52 Street NE approximately 200 metres (a 3 minute walk) from the site. Future transit stops will be located adjacent to the site, at the intersection of 48 Street and 84 Avenue NE; and at the intersection of 48 Street and 85 Avenue NE. This site is also located one kilometre (a 12 minute walk) from the Saddletowne LRT station and one kilometre (a 12 minute walk) from the future LRT station at 60 Street and 88 Avenue NE.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Main extensions will be required at the development permit stage. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

Map 1: Urban Structure of the [Municipal Development Plan](#) indicates that the subject parcel falls within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognises that ASPs are the appropriate policies to provide specific direction for development of local communities in these areas. The Saddle Ridge ASP is the relevant ASP for the subject site. The density targets as proposed are in alignment with the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Saddle Ridge Area Structure Plan (Statutory – 1984)**

The subject site is located within the [Saddle Ridge Area Structure Plan](#) (ASP). The site is located within Cell D of the *Saddle Ridge ASP*. The *Saddle Ridge ASP* identifies the site as part of a Neighbourhood Activity Centre (NAC). The NAC should contain a variety of multi-residential housing, transit stops, local commercial uses, public open space, and mixed-use development with retail at grade. The NAC shall be comprised of a mix of land uses that reach a minimum intensity of 100 people and jobs per gross developable hectare. Priority should be given to located commercial and employment uses within the NAC. The ASP also provides specific policies for design of the Cell D neighbourhood, including policies on building form and design that will be implemented through the development permit. The proposal is consistent with the applicable policies of the ASP.