

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2017-0382

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 4520, 4704, 4820, 4924, and 5020 – 80 Avenue NE, 4811, 4907 and 5029 – 84 Avenue NE and a portion of closed road right-of-way (Plan 6778AW, Blocks 20, 21, 22, 27, 28, 29, 30 and 32; Plan 1610187) to subdivide 11.67 hectares \pm (28.82 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 11.49 hectares \pm (28.40 acres \pm) located at 4704, 4820, 4924, and 5020 – 80 Avenue NE and, 4811 and 4907 – 84 Avenue NE and a portion of closed road (Plan 6778AW, Blocks 20, 21, 27, 28, 29, and 30; Plan 1610187) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Saddle Ridge to allow for community commercial, residential development, open spaces and roadways.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for the development and servicing of lands surrounded by existing and developing communities and to fill a gap in the urban fabric of northeast Calgary.
- Why does this matter? The proposed outline plan establishes a servicing strategy, road network and open spaces that would allow for the logical development of a complete community in northeast Calgary that can be extended as needed to allow the development of surrounding lands.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application in the northeast community of Saddle Ridge, is proposed by B&A Studios on behalf of a group of landowners representing eight separately titled lots (Attachment 3). The original outline plan and land use amendment application was submitted 2017 December 17. The subject lands are currently developed as approximately five-acre rural residential lots and are part of a larger rural residential area composed of sixteen similarly-sized lots bounded by 80 Avenue NE to the south, 84 Avenue NE

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to the north, Métis Trail NE to the west and 52 Street NE to the east. Surrounding lands include other rural residential lots, low density residential areas, and developing institutional uses.

As referenced in the Applicant Submission (Attachment 4), the proposal seeks to obtain outline plan and land use approvals to accommodate residential and commercial development along with associated open spaces, and mobility and servicing networks. The proposed Outline Plan (Attachment 5) and the associated proposed Land Use District Map (Attachment 6) anticipate a density of 26.7 units per hectare (10.8 units per acre) and a development intensity of 81 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 7), which meets the MDP minimum of 20.0 units per hectare (8.0 units per acre) for new communities.

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 outline plan and 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 was appropriate. In response, the applicant consulted with adjacent landowners and interested parties on an individual basis throughout the application process. The Applicant Outreach Summary can be found in Attachment 8.

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.

The application was circulated in 2020 and 2023 to the Saddle Ridge Community Association (CA). The Saddle Ridge CA provided a response on 2020 March 23 indicating no objections to the outline plan and land use as proposed at the time but indicated preferences for construction access and sought some clarification on the proposed stormwater servicing. The Saddle Ridge CA provided feedback on 2023 November 15 (Attachment 9) indicating non-support for the amount of proposed Commercial – Community 1 (C-C1) District and raised concerns related to walkability, tree plantings and street naming. The total amount of C-C1 District proposed was subsequently reduced to respond to market changes and replaced by additional Multi-Residential – Low Profile (M-1) District lands.

No letters from interested members of the public were received in response to the circulations and notice postings on site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal provides a comprehensive planning lens to an area with fragmented ownership, establishes a logical servicing strategy that enables

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the development in this area and allows for logical extension of key services into the surrounding lands when they are ready for development. The proposal also aligns with relevant MDP and ASP policies.

Following Calgary Planning Commission, notifications for a 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 proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide employment and retail areas that would meet some of the needs of residents locally.

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 development on this site with applicable climate strategies would be explored and implemented at future development stages.

Economic

Development and servicing of a missing gap in the area's urban fabric supports Calgary's overall economic health by housing new residents within Calgary's established areas and supports more residential areas in proximity to major employment areas like the Calgary International Airport and nearby business and industrial lands.

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. Proposed Outline Plan Conditions of Approval
3. Listed Landowners
4. Applicant Submission
5. Proposed Outline Plan
6. Proposed Land Use Amendment Map
7. Proposed Outline Plan Data Sheet
8. Applicant Outreach Summary
9. Community Association Response

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform