

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the northeast community of Saddle Ridge on the north side of 84 Avenue NE and west of 52 Street NE. The site consists of four legal parcels that are approximately 1.24 hectares (3.06 acres) in size.

The subject site and the lands located at 5112 and 5124 – 85 Avenue NE are currently undeveloped and have been designated for future development. The sites located to the north from the parcels at 8657 and 8772 – 48 Street NE have been designated for medium density residential development. The site located to the west from the 48 Street NE parcels is currently developed with low density residential development. The site located to the northeast is presently designated as Special Purpose – Future Urban Development (S-FUD) District and have been earmarked for future urban development once the parcel is fully serviced.

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). Since then, there have been notable changes to this area of Saddle Ridge, as a major policy amendment has occurred to the Cell D area, surrounding lands have been developed through various outline plan approvals, and a significant amount of new commercial land uses have been added.

The parcels are located approximately 1.0 kilometre (a 17-minute walk) from Saddle Ridge Town Centre, including Saddletowne LRT Station and associated retail development. The site is 1.1 kilometres (an 18-minute walk) from Nelson Mandela High School, and 1.2 kilometres (a 19-minute walk) away from the YMCA Genesis Centre. In addition to Nelson Mandela High School, Peter Lougheed School (K-9), is located less than 500 metres (a nine-minute walk) from the site.

Community Peak Population Table

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

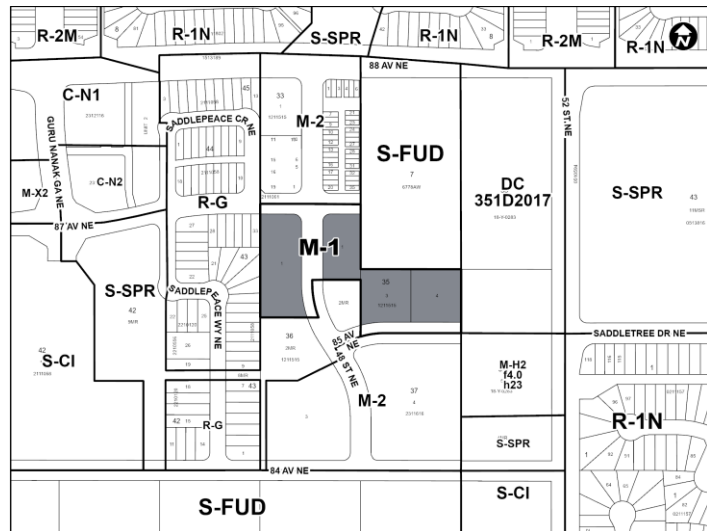
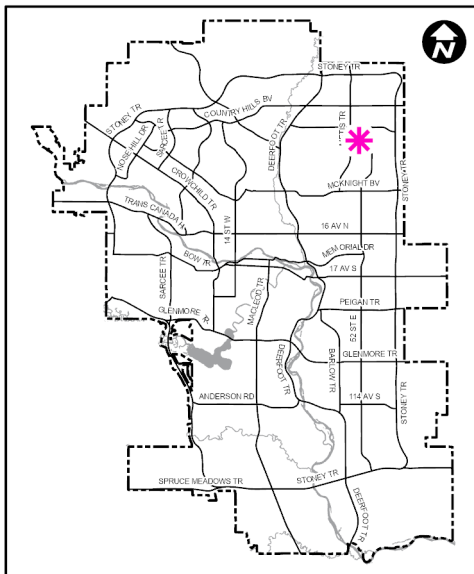
Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

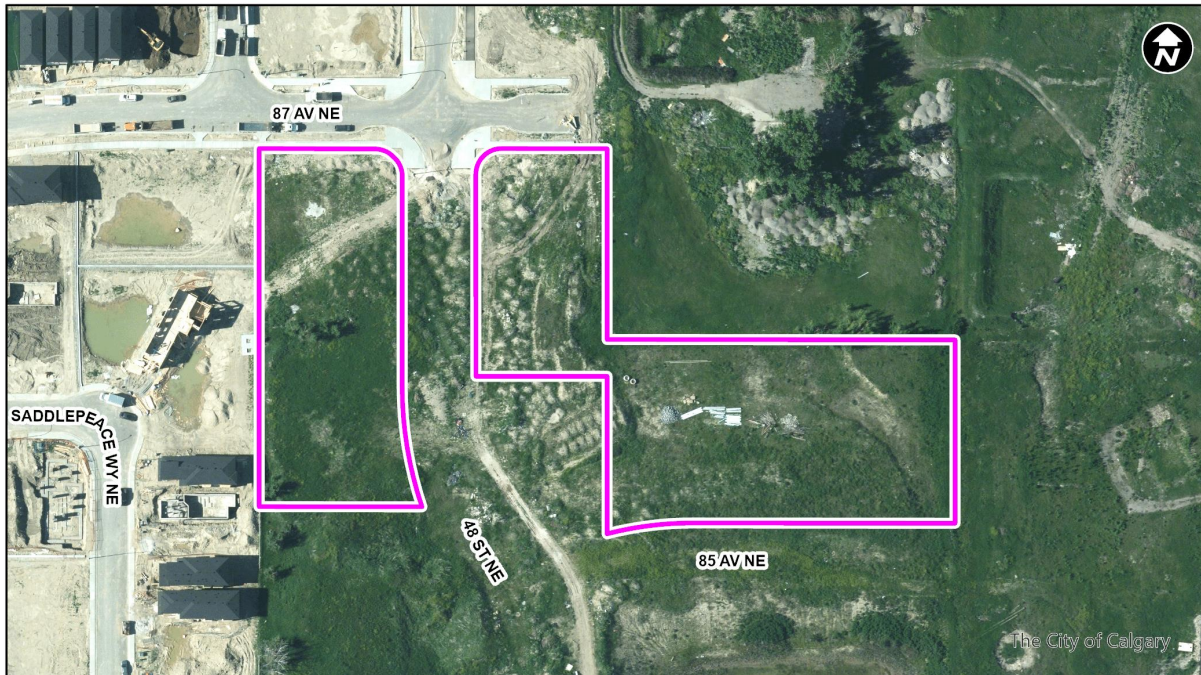
Source: *The City of Calgary 2019 Civic Census*

The average household size in Saddle Ridge (4.1 residents per household), is higher than Calgary's average (2.6 residents per household). One of the contributing factors of this is the community of Saddle Ridge has a higher proportion of multi-generational households, both of which may influence the design and density of future development on the site.

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial - Corridor 1 f5.0h32 (C-COR1f5.0h32) District is intended to provide opportunities for commercial uses on the ground floor of developments with residential and office uses located on upper floors. This district allows for a range of commercial uses and includes provisions that limit the size of the ground floor uses and the location of uses within buildings. The current district includes a maximum floor area ratio (FAR) of 5.0 and a maximum building height of 32 metres. The district also includes a provision that requires 20 percent of all uses on a C-COR1 designated site be commercial in nature.

The existing Multi-Residential – High Density Medium Rise (M-H2d321) District is intended to accommodate high density multi-residential development in a variety of forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. Finally, it includes a limited range of support commercial multi-residential uses that are restricted in size and location within a parcel of this designation.

The proposed Multi-Residential – Low Profile (M-1) District is a medium density residential district that allows for multi-residential development but does not require commercial uses to be incorporated into the multi-residential development. The M-1 District is intended to be located at community nodes or transit and transportation corridors and nodes. M-1 parcels should be located in close proximity or adjacent to low density residential development and should achieve a minimum density of 50 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 hectare. 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 even with the removal of the commercial component, the site will still achieve a minimum intensity of 129 people and jobs per gross developable hectare.

Administration has reviewed the context and applicability of the proposed M-1 District and determined that it is appropriate for this location as it still achieves the goals of the ASP. Furthermore, although the lands received land use approval as a part of the original Outline Plan approval no development has occurred. This proposal would facilitate the development on lands that have been vacant for a several years.

Development and Site Design

The applicable land use policies and the rules of the proposed M-1 District will provide guidance for future redevelopment of this site including appropriate uses, height, 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 building to street interface with 48 Street NE and 85 Avenue NE; and
- providing a well-designed public realm, including a common amenity area for residents, and pedestrian connections to adjacent streets and public parks.

Transportation

A Transportation Impact Assessment was not required as part of this application. There are currently transit stops for Route 59 (Savanna) located on 52 Street NE approximately 200 metres (a 3-minute walk) to the east from the site. Future transit stops will be located in close proximity to the site at the intersection of 48 Street NE and 84 Avenue NE and at the intersection of 48 Street NE and 85 Avenue NE. This site is also located 1000 metres (a 17-minute walk) from the Saddletowne LRT station and 1000 metres (a 17-minute walk) from the future LRT station at 60 Street NE and 88 Avenue NE.

The Always Available for All Ages and Abilities (5A) Network indicates an on-street bike network has been recommended to connect the area to the existing pathway on 88 Avenue NE.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies for the Planned Greenfield Area recognize the ASP as appropriate to provide direction for development of the local community. The density targets 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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent 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 ASP. The *Saddleridge ASP* speaks to residential development in this area being designed as an integrated neighbourhood that contains low to medium density residential development including a mix of housing types. The ASP also provides specific policies for design of the Cell D neighbourhood, including policies on building form, design and site servicing that will be implemented through the development permit.

The ASP also 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 locating commercial and employment uses within the NAC. The proposal is consistent with the applicable policies of the ASP as it represents additional low scale multi residential development that is consistent with surrounding development in the area, it meets the minimum intensity requirements established, and there is already a strong mix of land use types to fulfill the policy intent of the ASP.