

Background and Planning Evaluation

Background and Site Context

The site is located on the southeast corner of 88 Avenue NE and Guru Nanak Gate NE. The site is approximately 0.39 hectare (0.95 acre) in size and is approximately 62 metres wide by 64 metres deep. The site fronts onto both 88 Avenue NE and Guru Nanak Gate NE and has rear lane access from an internal shared road. The property currently contains a two-storey commercial building.

Surrounding land uses are a mix of Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Special Purpose – Community Institution (S-CI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District. Businesses in the area are a mix of small-scale commercial and low-density residential uses.

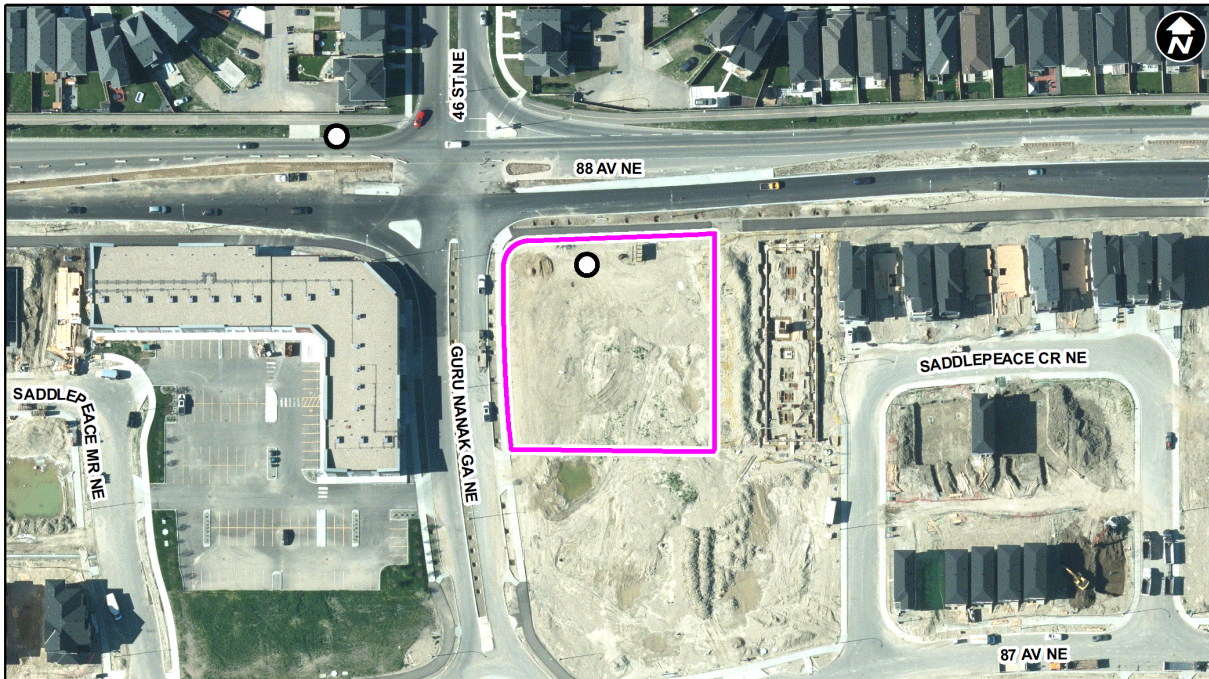
Community Peak Population Table

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*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Neighbourhood 1 (C-N1) District is characterized by small scale commercial developments with a maximum building height of 10 metres, a floor area ratio (FAR) for buildings of 1.0 and located on parcels with a maximum area of 1.2 hectares (2.9 acres) that are in keeping with the scale of nearby residential areas. The C-N1 District allows for residential uses on upper floors of buildings that contain commercial uses and may accommodate offices.

The proposed Commercial – Community 1 (C-C1) District allows for small to mid-scale commercial developments with a maximum building height of 10 metres, a FAR of 1.0 and located on parcels with a maximum area of 3.2 hectare (7.9 acres). The C-C1 District should be located within a community or along a commercial street, where one or more commercial uses are within a building and may accommodate residential, and office uses in the same building as commercial uses.

Several land use districts were considered, including Direct Control (DC) District and Commercial – Corridor 1 (C-COR1) District. Section 20 of the Land Use Bylaw 1P2007 states that DC Districts must only be used for developments with unique characteristics, innovative ideas, unusual site constraints or require specific regulation unavailable in other districts. DC Districts must not be used in substitution of any other district that could be used to achieve the same result either with or without relaxations. C-COR1 District was considered, but ultimately

the applicant decided upon C-C1 District because it provided additional flexibility in possible uses and matched the purpose statement.

Redesignating the property to C-C1 District retains many of the same rules for development, while expanding the possible commercial uses. The additional uses would meet the intent for the area and would be compatible with the surrounding community. The proposal would improve flexibility for business owners and allow for a greater diversity of amenities for the surrounding community.

Development and Site Design

The proposed Billiard Parlour would occupy three, existing commercial units located on the second floor of the building. The building is a reverse L-shaped building that addresses both 88 Avenue NE and Guru Nanak Gate NE. Direct access is possible from adjacent public sidewalks, while parking is located at the rear of the building. No external changes are proposed by the applicant.

Transportation

Pedestrian and vehicular access to the site is available via 88 Avenue NE and Guru Nanak Gate NE. 88 Avenue NE is classified as an arterial street and Guru Nanak Gate NE is classified as a collector road, according to the *Calgary Transportation Plan*. Access to the Always Available for All Ages and Abilities (5A) Network is available via an existing pathway along 88 Avenue NE.

There are three nearby transit stops that are all within 90-metres (a two-minute walk) from the site. These include Route 100 (Airport) and Route 59 (Savanna) located on 88 Avenue NE, Guru Nanak Gate NE and 46 Street NE.

In addition, the site has convenient vehicular access to nearby residential communities and on-site parking is provided.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service existing and future development on the subject site. Details of site service, as well as appropriate stormwater management will be considered and reviewed as part of any future 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 20-25 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed Billiard Parlour use is allowable within the 20-25 NEF area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential area in the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Saddle Ridge Area Structure Plan (Statutory – 2012)

The site is located within Cell D Residential Area (Map 6: Land Use Plan) within the [Saddle Ridge Area Structure Plan](#) (ASP). Cell D is intended to be designed as an integrated neighbourhood containing low to medium density residential development, including a mix of housing types, a Neighbourhood Activity Centre (NAC), an interconnected grid-based street pattern, parks and green infrastructure. While the site is located outside of the NAC, the ASP recommends neighbourhood-scale commercial and employment uses outside of the NAC may be considered at community entrance locations, adjacent to transit stops, along collector streets or at neighbourhood gathering locations.

The proposed land use redesignation to add Billiard Parlour as an allowable use in the existing commercial development conforms to the applicable Cell D Residential Area policies. It would complement the existing neighbourhood-oriented commercial site near a community entrance location (i.e. Guru Nanak Gate NE) and along 88 Avenue NE (an Arterial Street).