

Applicant Submission



B&A
EMILY KLOPPENBURG

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Applicant's Submission

LOC Number: _____

The subject sites include four parcels: 8772 and 8657 48 St NE, 5112 & 5124 85 Ave NE, located in Cell D in NE Calgary's developing Saddle Ridge community. The parcels are located at the intersection of the future 87 Ave NE & 48 St NE and 85 Ave NE & 48 St NE and adjacent to two planned municipal park spaces. Approved land uses to the west include R-G, to the north and south are M-2 parcels, to the south are M-1 and to the northeast S-FUD. DC351D2017 is located to the east of 5124 85 Ave NE and is a DC district based on the Commercial-Corridor 1 (C-COR1) district.

The Saddle Ridge Area Structure Plan (ASP) provides direction on the development of the subject sites. The sites fall within the Neighbourhood Activity Centre (NAC) as indicated in the ASP which is intended to provide a concentration of higher density housing, transit stops and transit supportive uses.

The four sites are ±1.24 ha total and are expected to develop through separate development applications with the development of 5112 and 5124 85 Ave NE proceeding as a comprehensive layout. The sites on the east side of 48 St NE are currently designated as Commercial-Corridor 1(C-COR1f5.0 h30) which is intended for street oriented commercial development with a maximum building height of 30m. The site to the west of 48 St NE is designated as Multi-Residential-High Density, Medium Rise (M-H2 d321) which is intended for apartment style buildings that range from 4-15 storeys and may include commercial storefronts.

The developer intends to construct 84 units in a multifamily townhouse development form across the subject sites. The current C-COR1 and M-H2 districts

do not support this form of development necessitating a land use redesignation. A land use redesignation to Multi-Residential- Low Profile (M-1) is desired to allow an alternative form of multi-residential development on site and to create an active and attractive street wall that does not include commercial uses. The M-1 district is intended to apply to developing areas, to accommodate development of low height and medium density, and must achieve a minimum density of 50 units per hectare.

Based on planned, approved, and built residential and commercial development in Cell D of Saddle Ridge, the northeast corner of Cell D, which includes the subject sites, will provide approximately 123 ft² per person of commercial space, which is above the City of Calgary average of 28.8 ft² per person of commercial space.

The proposed development will benefit the Saddle Ridge community by:

- Contributing to a minimum 30% non-single detached housing in Cell D.
- Providing an alternative development form of housing, often referred to as Missing Middle housing to address the variety of housing needs for potential residents.
- Providing a form of housing that transitions between the surrounding residential development and adjacent municipal park space.
- Resulting in no negatively impactful reduction of commercial space.
- Providing an intensity of 129 people and jobs per gross developable hectare which exceeds the minimum of 100 established in the Saddle Ridge ASP for Neighbourhood Activity Areas.

The benefits of this proposed redesignation and subsequent development can be realized through the proposed land use application. In consideration, the support of Administration, Calgary Planning Commission and Council is respectfully requested.