

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2023-0369

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.24 hectares \pm (3.06 acres \pm) located at 5112 and 5124 – 85 Avenue NE and 8657 and 8772 – 48 Street NE (Plan 1211515, Block 35, Lots 1, 3 and 4; Plan 121515, Block 36, Lot 1) from Commercial – Corridor 1 f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District to Multi-Residential – Low Profile (M-1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JUNE 6:

That Council give three readings to **Proposed Bylaw 221D2024** for the redesignation of 1.24 hectares \pm (3.06 acres \pm) located at 5112 and 5124 – 85 Avenue NE and 8657 and 8772 – 48 Street NE (Plan 1211515, Block 35, Lots 1, 3 and 4; Plan 121515, Block 36, Lot 1) from Commercial – Corridor 1 f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District to Multi-Residential – Low Profile (M-1) District.

Opposition to Recommendations: Commissioner Small

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to the M-1 District to enable the development of multi-residential development of low height and medium density.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP) and maintains the density and intensity targets required in the area.
- What does this mean to Calgarians? The proposal would provide for medium density housing within a developing neighbourhood activity centre.
- The amendment would result in the development of housing on vacant sites located within a developing area that meets local market needs where servicing has been established.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application is located in the northeast community of Saddle Ridge and was submitted by B&A Studios on behalf of landowners, 1928483 Alberta Ltd (Sandeep Mann) and 761840 Alberta Ltd. (Sam Patel), on 2023 December 6. No development permit has been submitted, however, as indicated in the Applicant Submission (Attachment 2) the landowners intend to construct approximately 84 multi-residential townhomes across the four parcels in the near future.

The approximately 1.24 hectare (3.06 acre) site comprises four legal parcels located within a Neighbourhood Activity Centre (NAC) in the *Saddle Ridge ASP*. To support the redesignation of

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the subject sites to the M-1 District, the applicant provided a commercial study demonstrating there is already sufficient commercial potential within the area. The applicant also provided rationale showing the redesignation of the parcels to a lower density land use district would still result in intensity targets for a Neighbourhood Activity Centre (NAC) exceeding the minimum target of 100 jobs and people per hectare, as mandated in Sections 4.8 the ASP and 3.3 of the MDP.

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 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 and the respective community association was appropriate. In response, the applicant reached out to the Saddle Ridge Community Association (CA) and Ward 5 Councillor's office to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

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. Administration received no letters in response to the public outreach.

The CA was circulated a copy of the application but did not provide a response. Administration made attempts to contact the CA but did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed development is in alignment with the *Saddle Ridge ASP* in terms of use, height and built form. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Saddle Ridge by providing residential development that will better fit the context of existing development in the area. Current census data indicates the average household size in Saddle Ridge (4.1 residents per household) is higher than the overall city average (2.6 residents per

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household). The higher proportion of residents per household can likely be attributed to the presence of more multi-generational households in this area of the city. As a result, this application will enable the development of townhouses that could serve current and future residents better than apartments.

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 the future development on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would allow for flexibility in the provision of residential uses on the site and support existing commercial approvals in the area.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 221D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform