

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Saddle Ridge and consists of the 0.16 hectare \pm (0.39 acre \pm) southern portion of a parcel located south of 88 Avenue NE. This site is located at the northwest corner of the intersection of 87 Avenue NE and Saddlepeace Crescent NE. The site is currently vacant and will have access from the condominium roads and or vehicular access easements. This parcel was part of an outline plan, approved by Calgary Planning Commission in December 2018, which received approval for land use districts from Council in February 2019 (LOC2017-0042). At the time of outline plan approval, this site was envisioned to form part of a neighborhood gateway along Guru Nanak Gate NE.

Surrounding development is characterized by areas designated for future multi-residential development to the west, small-scale commercial development to the north, institutional and park uses to the south, and future low-density residential development to the east. New low-density residential development is located to the north across 88 Avenue NE.

A land use amendment application ([Bylaw 44D2021](#)) was approved by Council after the initial outline plan in 2018, which amended the subject portion of the parcel from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Neighbourhood 2 (C-N2) to allow for small-scale commercial developments. The current proposal is a reversal of the land use district back to the M-X2 District.

Community Peak Population Table

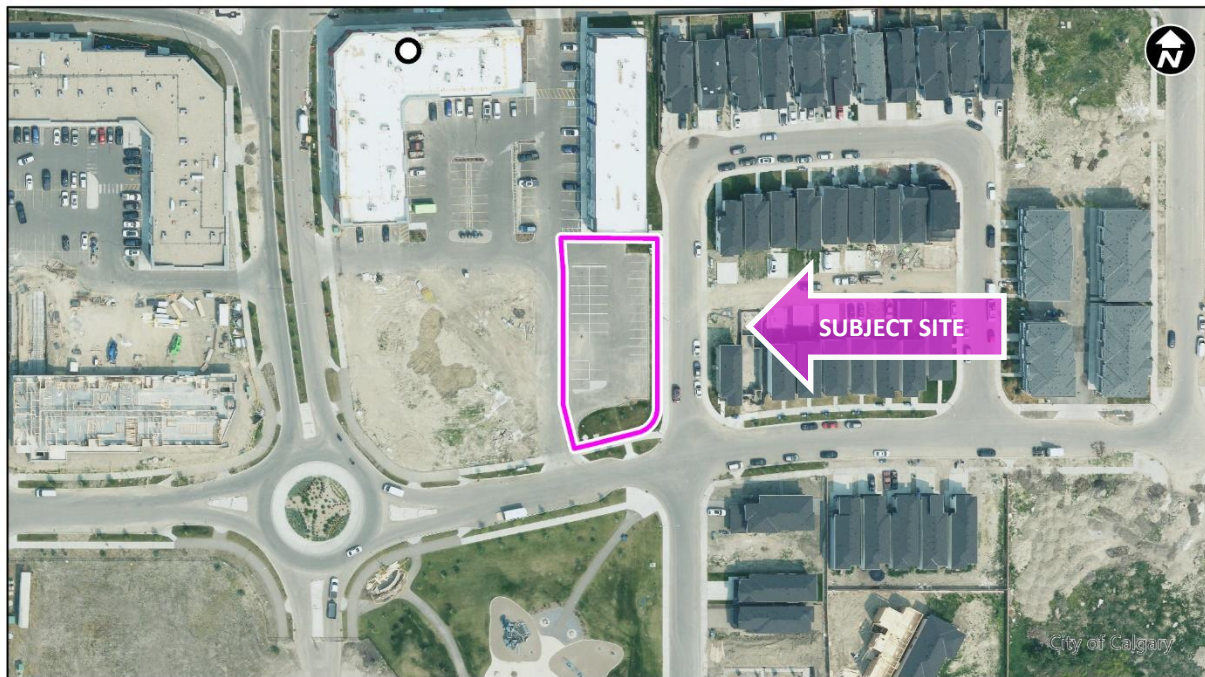
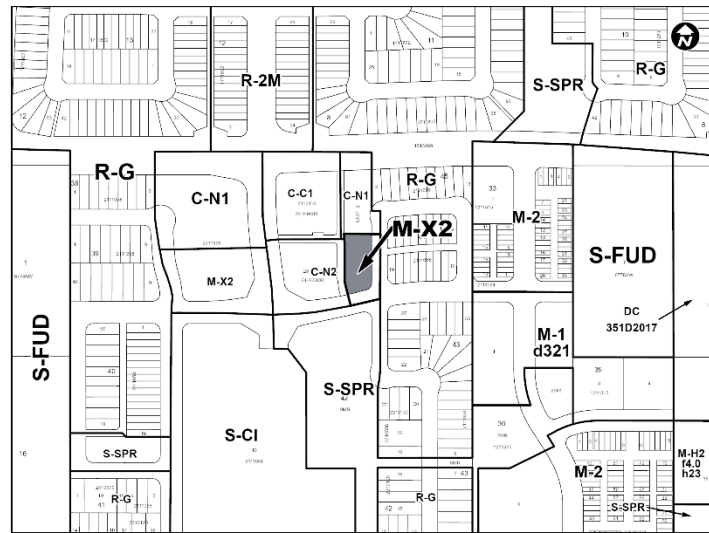
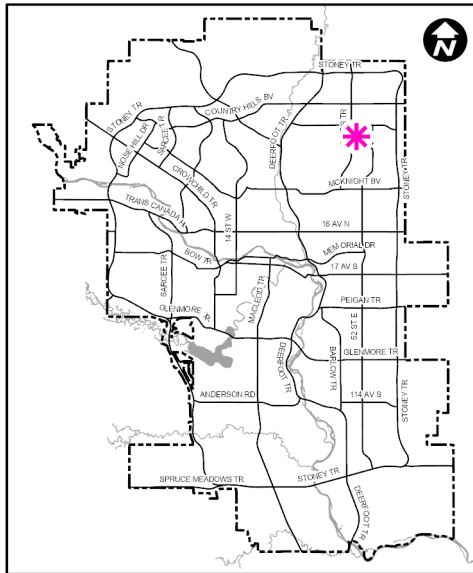
As identified below, the community of Saddle Ridge reached its peak population in 2019.

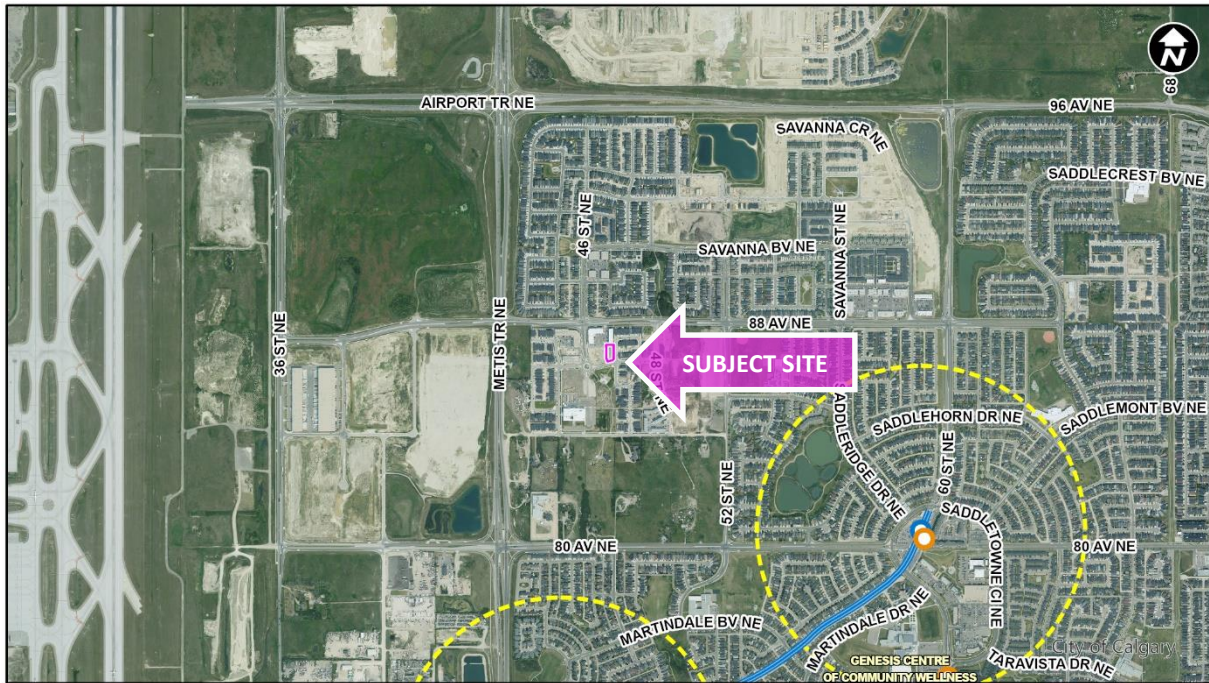
Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is part of a bareland condominium (Plan 2310289) and the proposed land use amendment is on Unit 2 of the plan with a dual land use district designation. The portion of the site that is part of this land use amendment proposal is currently designated Commercial - Neighbourhood 2 (C-N2) District while the northern portion, which is not part of this proposal, is designated Commercial – Neighbourhood 1 (C-N1) District.

The existing C-N2 District is intended for small-scale commercial development with limited auto-oriented uses with buildings that are in keeping with the scale of nearby residential areas. It allows for a maximum floor area ratio of 1.0 and a maximum building height of 10 metres. The C-N2 District also allows for residential uses on the upper floors however, it does not require residential uses as the proposed M-X2 District does.

The proposed M-X2 District is intended for multi-residential development with support commercial uses. This District is generally located at community nodes or at transit and transportation corridors and nodes. It allows for a maximum floor area ratio of 3.0 and a maximum building height of 16 metres. It requires a minimum residential density of 60 units per hectare which would result in a minimum of nine dwelling units on this 0.16 hectare \pm (0.39 acre \pm) site. The proposed M-X2 District meets the *Saddle Ridge Area Structure Plan (ASP)* minimum density requirements.

Administration supports the M-X2 District for this site as it provides small scale commercial uses for the immediate community, meets the applicant's business needs and addresses a market demand by providing additional flexibility and no auto-oriented uses. At the time of development permit, discretionary uses will be reviewed for compatibility with the surrounding context by carefully selecting a neighborhood-focused size and a suitable location within the site.

Development and Site Design

The applicable land use policies and the rules of the proposed M-X2 District will provide guidance for the future development of this site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site forming the neighborhood gateway along Guru Nanak Gate NE, and with adjacency to proposed institutional and park uses to the south, additional items that will be considered through the development permit process include, but are not limited to ensuring:

- an engaging facade along 87 Avenue NE;
- a compatible interface along Saddlepeace Crescent NE and the adjacent low-density residential district to the east;
- a quality interface with the proposed park to the south;
- a limited range of support commercial uses restricted in size and location in the building to respect the neighbourhood-focused environment; and
- landscaping to complement the design of the development, but also to buffer elements of the development that may have impacts on nearby residential parcels.

Transportation

A Transportation Impact Assessment was not required for this proposal at land use amendment stage. Vehicular access shall be located, designed and constructed to the satisfaction of Mobility Engineering with primary site access from the condominium roads and/or vehicular access easements which will be confirmed at the development permit stage. No independent access shall be permitted to and from 88 Avenue NE, 87 Avenue NE and Saddlepeace Crescent NE. Details of the access design will be finalized at the development permit stage.

The nearest bus stop is located on Route 100 Airport on Guru Nanak Gate NE at 88 Avenue NE. Route 100 takes riders to destinations including Calgary Airport (YYC) and the Saddletowne LRT Station.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary, storm, and water servicing infrastructure is available to service the development area. The proposed amendments in this application did not affect the provision of previously approved servicing infrastructure. Previously approved service infrastructure has been realigned to follow the amended road network with no associated risk.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendations by Administration in this report have considered and are aligned 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP refers to the applicable ASP as the guiding document for development in these areas. A Community Activity Centre (CAC) is shown on Map 1 in the MDP directly to the east of the subject site on 88 Avenue NE and will be referenced at the development permit stage. General policies in the MDP for residential areas in the Planned Greenfield area include support for revitalization by adding population and a mix of commercial and service areas. Policies require appropriate transitions to adjacent low density residential development with a variety of multi-family housing types (Policy 3.5.1 b and c).

Developing Residential Communities are characterized as relatively low-density residential neighbourhoods with smaller pockets of multi-residential and locally oriented retail. Policy 3.6.1(a) of the MDP specifies that the Saddle Ridge Area Structure Plan, in existence prior to the adoption of the MDP, is recognized as appropriate policy to provide specific direction for development of the local community.

The application is in alignment with the policies of 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 future development will be explored and encouraged at subsequent development approval stages including accommodating solar energy systems and electric system designs that can accommodate electric vehicle charging.

Saddle Ridge Area Structure Plan (Statutory – 2012)

The subject parcels are located within the area covered by the [Saddle Ridge Area Structure Plan](#) (ASP). Map 6: Land Use Plan of the ASP shows the subject parcels within the Neighbourhood Activity Centre (NAC) of Cell D. Section 4.2.3 of the ASP includes composition, design and implementation policies for the Cell D Residential Area.

Section 4.2.3.1, Composition of the Cell D Neighborhood policy, describes that 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 NAC, an interconnected grid-based street pattern, parks, and green infrastructure. The ASP requires a minimum average residential density of 20 units per gross developable hectare (eight units per gross developable acre) in Cell D. The ASP prioritizes multi-residential, commercial and employment uses within the NAC area.

The proposal conforms to the applicable Cell D Residential Area policies. The proposal maintains low to medium density residential neighborhood character. It allows for a neighborhood-oriented commercial site near a community entrance location (Guru Nanak Gate NE) and along future collector streets. With the proposed institutional and park uses to the south, the site has the potential to become a neighbourhood gathering location.