

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Saddle Ridge and is approximately 1.39 hectares (3.43 acres) in size and measures approximately 92 metres wide by 153 metres deep. The site is located on the south side of 89 Avenue NE, which serves as the only access point to this neighbourhood in the Saddle Ridge community. It also provides the sole access point to the subject site from both the surrounding area and the Major Activity Centre situated along 88 Avenue NE. The subject site is a remnant rural acreage with a single detached dwelling, a garage and accessory buildings accessed from 89 Avenue NE. The remainder of the site is vacant.

The surrounding area is characterized by low density residential development in the form of single detached dwellings. There is a single parcel to the northeast of the site developed with multi-residential development, another remnant rural acreage to the northwest and a neighbourhood commercial development directly west of the site at the intersection of 89 Avenue NE and Saddlecrest Boulevard NE. The large community of Saddle Ridge is also characterized by primarily low density single detached dwellings. A developed local commercial centre (Community Activity Centre) adjacent to the future proposed LRT station is further to the west along 88 Avenue NE and the Saddletowne Centre is to the south. The Saddletowne LRT Station is the nearest LRT station to the subject site and approximately 1.5 kilometers to the south.

Community Peak Population Table

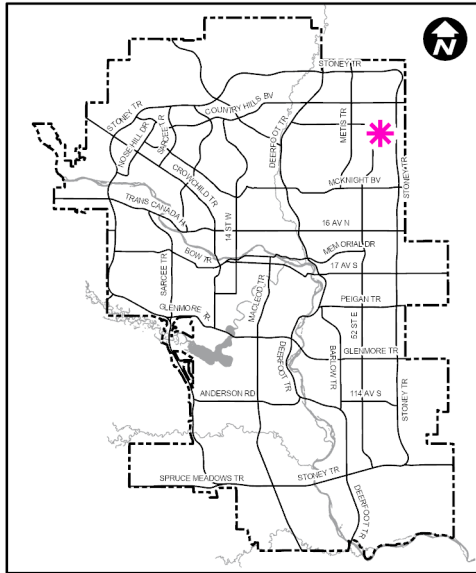
As identified below, the community of Saddle Ridge reached its peak population in 2019.

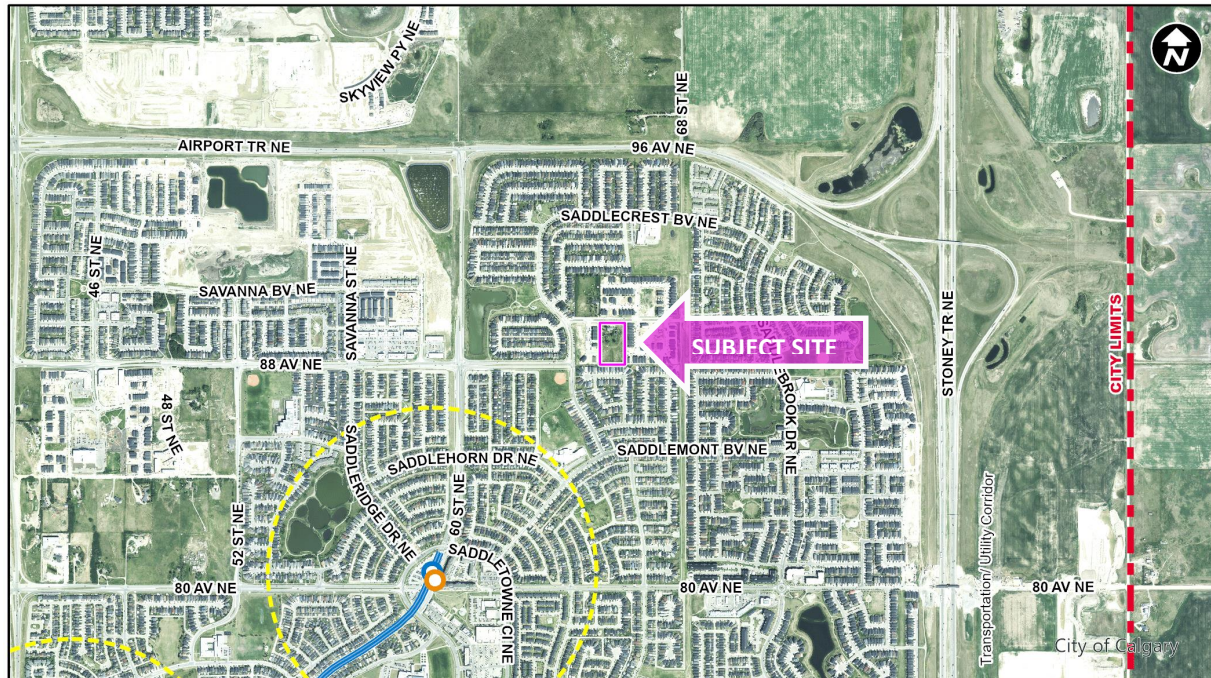
Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing land use is Special Purpose – Future Urban Development (S-FUD) District, which applies to land that is awaiting urban development. The subject land has previously been used for minor agricultural uses.

This application proposes to redesignate the subject site to the Residential – Low Density Mixed Housing (R-G) District for approximately 1.07 hectares (2.65 acres) of the land. Dedication for roads account for approximately 0.32 hectares (0.79 acres) of the site, which calculates to 23 percent of the gross developable area.

The R-G District is intended to accommodate low density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres and secondary suites are listed as a permitted use.

Subdivision Design

The development vision for the proposed outline plan area, approximately 1.39 hectares (2.65 acres) in size, is to accommodate up to 34 single detached lots (R-G District). The existing and proposed road network follows a rectilinear (grid-like) pattern with multiple internal connections, promoting good connectivity and ease of access. The new proposed road network provides a logical connection with the existing road network and avoids any potential culs-de-sac. The lot layout is mostly uniform in size and orientation, aligned perpendicular to the roads, which supports efficient land use and ease of servicing. The block layout is relatively compact, which helps promote walkability and shortens travel distances for pedestrians.

Municipal and Environmental Reserve

There is no applicable environmental reserve on the subject site and no municipal reserve is owing on the future subdivision of this subject parcel. Municipal reserve was provided with the subdivision of the original eight acreage parcels under registered plan 731001.

Transportation and Road Network

A Transportation Impact Assessment was not required for this proposed outline plan application. The application proposes a new east-west connection of Saddlecrest Grove NE to complete the road network in the community and alleviate the current traffic congestion around the two dead ends. The outline plan also proposes a new north-south public road to provide vehicular access (and pedestrian access from sidewalks) to the new residential lots on the subject site. The outline plan proposes a modified Residential Street cross-section of 16.0 metres road right-of-way with sidewalks and rolled curbs on both sides. The street cross section contains streetlights and boulevard trees. Vehicular and pedestrian access shall be located, designed and constructed to the satisfaction of Mobility Engineering with primary site access from 89 Avenue NE.

The nearest bus stops along Route 159 (Saddlebrook) are located on Saddlecrest Boulevard NE and 88 Avenue NE and take riders to destinations including the Community Activity Centre on 88 Avenue NE 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. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of future development permit applications and development site servicing plan stage.

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 Area Structure Plan 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 west of the subject site on 88 Avenue NE and will be considered at the development permit stage to provide pedestrian connectivity where applicable. General policies in the MDP for residential areas in the Planned Greenfield area include support for densification by adding additional population on underdeveloped parcels in the community.

Developing Residential Communities are characterized as 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* (ASP), 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 parcel is located within Cell C of the [Saddle Ridge Area Structure Plan](#) (ASP) as shown on Map 6: Land Use Plan, and is included on the edge of the Transit Oriented Development area (600 metre radius) of the future proposed LRT Station on 60 Street NE. The site is also situated in the Residential area of the ASP in close proximity to the Community Activity Centre (CAC) on 88 Avenue NE.

The ASP requires a minimum density of 17.3 units per gross developable hectare (7.0 units per acre) in Cell C of the Residential area. The outline plan proposes a density of 24.5 units per hectare (9.9 units per acre) and is therefore in alignment with the minimum density requirements of the ASP. The ASP policies encourage a variety of housing types and lot sizes in Saddle Ridge, and to create a positive community character through landscaping, design and architecture.

The ASP prioritizes multi-residential, commercial and employment uses within the CAC area located adjacent to the proposed future LRT Station. The ASP calls for the highest land use intensities adjacent to the station area transitioning to the lowest intensity further from the station. By providing lower densities at the edge of the Activity Centre, the outline plan proposal is in keeping with the principles of the ASP policies.