

LAND USE AMENDMENT
SADDLERIDGE (WARD 3)
52 STREET NE AND 84 AVENUE NE
BYLAW 324D2017

MAP 15NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate the subject parcel from Special Purpose – Future Urban Development (S-FUD) District to the Special Purpose – Community Institution (S-CI) District. The proposed amendment would allow for a range of culture, worship, education, health and treatment related land uses. The Applicant’s Submission Letter indicates that the intent of the amendment is to accommodate the development of a “Place of Worship – Medium” and an associated “School – Private”. This application was originally submitted in 2009 but has been, along with other potential development activity in Cell D, deferred by the Applicant until the City’s work on stormwater servicing infrastructure and associated ASP amendments for Cell D were completed in 2016.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 August 24
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 324D2017; and	
1. ADOPT the proposed redesignation of 1.78 hectares ± (4.39 acres ±) located at 8415 – 52 Street NE (Plan 6778AW, Block 24) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Community Institution (S-CI) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 324D2017.	

REASON(S) FOR RECOMMENDATION:

The recommended amendment will facilitate the future development of appropriately scaled cultural and educational uses to support the developing community of Saddle Ridge. The Municipal Development Plan (MDP) recognizes local schools, social infrastructure and places of worship as an integral parts of complete communities and directs that opportunities for their development should be provided in new communities. In this regard, the Cell D Residential Policies of the Saddle Ridge Area Structure Plan (ASP) direct that the predominant land use in

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the area should be residential but that neighbourhood scale institutional and cultural facilities, or complementary neighbourhood scale commercial and employment uses may be supported at appropriate locations. The range and scale of uses contemplated by the proposed S-CI district will help to support the creation of an integrated neighbourhood as envisioned by the MDP and Saddle Ridge ASP. The future development of these amenities will support the development of residential uses in the area and contribute to the ASP goals of achieving a minimum density of 20 units per hectare across Cell D.

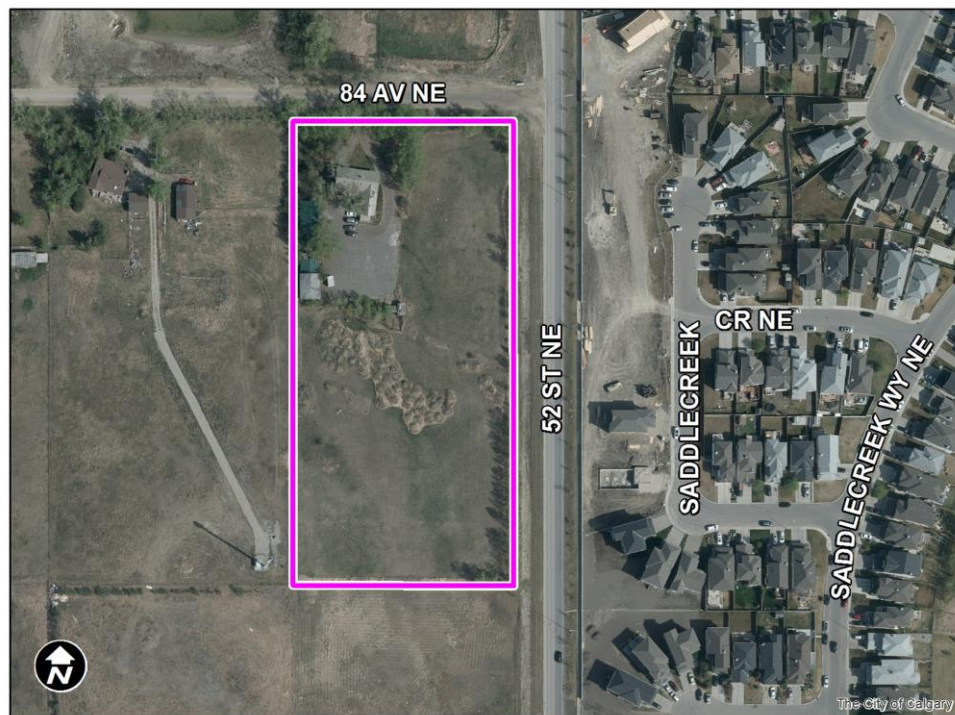
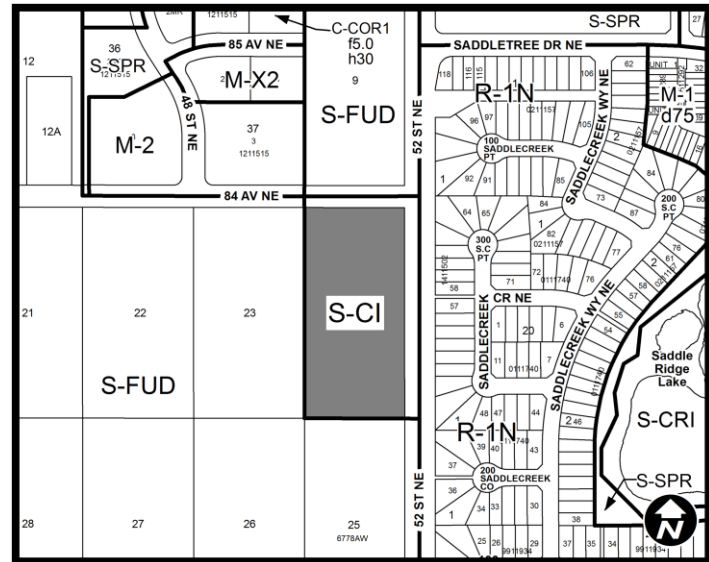
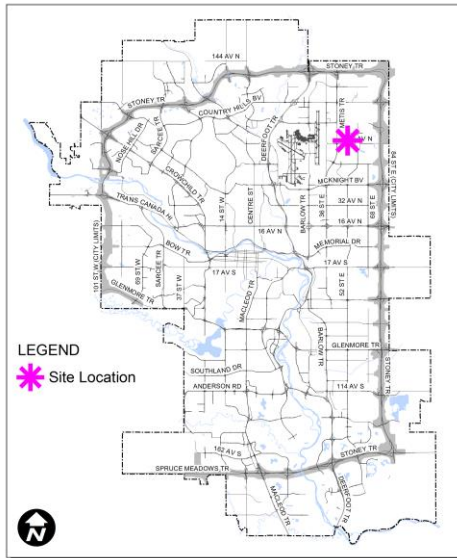
ATTACHMENT

1. Proposed Bylaw 324D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.78 hectares \pm (4.39 acres \pm) located at 8415 – 52 Street NE (Plan 6778AW, Block 24) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Community Institution (S-CI) District.

Moved by: L. Juan
Absent: R. Wright

Carried: 4 – 1
Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I support the proposed land use and the intent of the application. I did not support Administration's recommendation however, because:
 - a) A larger outline plan is not yet in place (the application is premature);
 - b) This is a very large site that will be developed over a long period of time;
 - c) These land uses (Religious Centre/School) should be located so as to reinforce the proposed Neighbourhood Activity Centre (NAC) to the northeast – (a focal point for the community).
- My recommendation would have been to refer the application back to Administration; and return with a Master plan (concept plan) supporting the land use application.

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Applicant:

Manu Chugh Architect

Landowner:

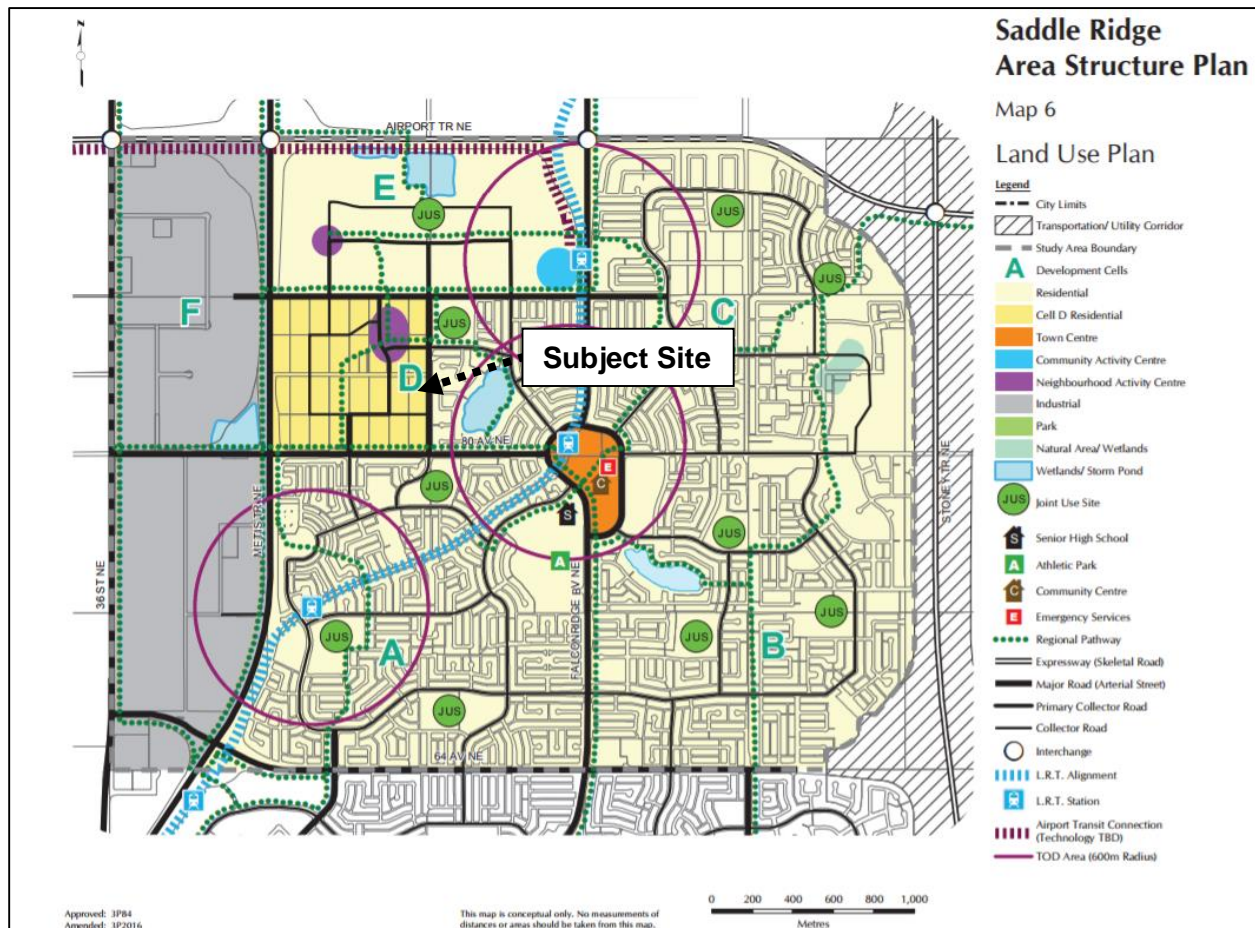
Muslim Community Foundation of
 Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 1.78 hectares (4.39 acres) in size and is bounded by 52 Street NE to the east, 84 Avenue NE to the north and 82 Avenue NE to the south. It is located in the community of Saddle Ridge in northeast Calgary. The site currently functions as an estate residential lot containing and existing single detached dwelling accessed from 84 Avenue NE.

Site Context: Saddle Ridge ASP Land Use Plan



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The site is part of the “Cell D Residential Area” as identified in the Saddle Ridge ASP. The Cell D Area (“Cell D”) is a quarter section of land which was subdivided in 1914 into 32 individual lots of 4.6-4.9 acres (1.9 hectares) with an internal spine road (84 Avenue NE). The area was annexed by The City of Calgary in 1961. Over the years, the area has been developed for single family homes and various outbuildings. This historical subdivision pattern remains largely intact today however there are currently two applications for outline plans under review by the City which consider comprehensive redevelopments on 10 of the 32 existing parcels. The “Flights” Outline Plan which was approved in 2008 forms part of the neighbourhood activity centre in Cell D and is the only outline plan in Cell D approved to date. Redevelopment of the area has been, and continues to be, complicated by the existing subdivision pattern, small parcel sizes with varying landowner aspirations, and coordination of infrastructure development.

In relation to the subject site, directly north an outline plan and land use application currently under review contemplates the development of a public park on the north side of 84 Avenue NE. Lands further north within that outline plan area contemplate multi-residential and commercial uses. The site to the immediate south is currently vacant and undeveloped. Lands to the west of the site and south of 84 Avenue NE contain existing single detached dwellings.

LAND USE DISTRICTS

As noted previously in this report, the subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. Most of the lands within Cell D remain within the S-FUD district today. The approval of ASP updates and the construction of the regional stormwater facility in 2016 has led to greater development feasibility within Cell D and applications to change this designation are beginning to come forward.

The recommended amendment will result in the application of a Special Purpose – Community Institution (S-CI) District. The Special Purpose – Community Institution District is intended to provide for large scale culture, worship, education, health and treatment facilities while being sensitive to the local context when located within residential areas. The proposed S-CI district does contemplate a wide range of institutional type uses but all of these uses are discretionary in nature and the full range of uses would not necessarily be appropriate in this specific context. The district does provide contextually sensitive rules relating to setbacks and building heights and provides for the both places of worships and private schools whereas the residential districts do not allow for the development of private schools. As such, the S-CI district provides the most appropriate framework to guide future development in a manner that supports the needs of the applicant and maintains the objectives of the ASP.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

Map 1 “Urban Structure” of the MDP identifies the subject lands as being within the developing area of the city and as Planned Greenfield with Area Structure Plan (ASP). The Saddle Ridge ASP provides the specific policy framework for the consideration of planning and development proposals in accordance with the ASP. As such, the broad policy direction of the MDP provides limited direct guidance. However, it is worth noting that Section 2.3.1 of the MDP recognizes local schools and places of worship as an integral part of complete communities and supports the accommodation of these services within residential environments.

Saddle Ridge Area Structure Plan

As noted previously in this report, the subject site is located within the Cell D Residential Area as per the land use plan (Map 6) of the Saddle Ridge ASP. Section 4.2.3.1 – Composition of the Cell D Neighbourhood – provides that Cell D shall 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. Outside of the NAC area, the predominant land use should be residential. In addition, complementary Neighbourhood scale institutional and cultural facilities, or complementary Neighbourhood scale commercial and employment uses may be allowed where deemed appropriate by the Approving Authority. Further, Section 4.2.3.2 – Design of the Cell D neighbourhood – provides that development should provide a distinct identity for its residents, created through the protection of natural features, incorporation of public parks, gathering places, neighbourhood scale institutional uses, and use of streetscape design, distinctive buildings, landmarks, and public art.

In accordance with the above noted policy direction, the recommend amendment will provide an opportunity for institutional and cultural facilities within Cell D. The specific scale of such uses will largely be determined through the future development permit process. The location of this site within Cell D lends itself to the development of institutional and other complementary land uses as follows:

- It's sited on the edge of the Cell D neighbourhood along an Arterial Road (An institutional building has the potential to create a stronger relationship with this busy street in comparison to low density residential uses thereby facilitating a more appropriate edge condition along 52 Street NE);
- Potential for institutional uses to activate the future park space to the north of 84 Avenue NE;
- This site will not require drawing significant vehicular traffic into the interior of the community; and

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- Institutional built form has the potential to create a unique sense of arrival at the entrance to the community at 52 Street NE and 84 Avenue NE.

SITE PLANNING AND DESIGN

The details regarding the future site design, landscaping and built form will be reviewed in detail during the subsequent development permit process. Given the scale of the proposed land use and the prominence of the site the ultimate success of the project and its contribution to the goals and objectives of the Saddle Ridge ASP will depend heavily on a successful site design. For the benefit of CPC and Council, administration notes that the following general principles will guide administration's review of the development permit:

- Building siting that creates an appropriate relationship with public streets;
- No surface parking between building(s) and public streets;
- Building(s) that face the street and have street facing entries;
- Create strong pedestrian connections between the building and the street;
- Create strong pedestrian connections between building(s) and adjacent parks; and
- Reducing the visual impact of surface parking areas by screening them through built form and landscaping.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted through the review of this application. Vehicular access is available to the site from 52 Street NE. Transportation Planning has advised that future access to 52 Street NE (Arterial) will be limited to right-in, right-out only. It is also worth noting that the developer will be required to register road plans and dedicate right of way for roads adjacent to the parcel including 52 Street NE, 84 Avenue NE and 82 Avenue NE. Specific locations for future site access will be determined at the development permit stage.

UTILITIES & SERVICING

The specific servicing arrangements will be discussed and reviewed in detail through the future development permit process.

ENVIRONMENTAL ISSUES

Section 4.2.3.2 of the Saddle Ridge ASP directs that Outline Plan/Land Use Amendment stage will determine whether there are any wetlands within the project area that are appropriate for preservation. In this regard, A Preliminary Natural Site Assessment was prepared and reviewed in support of this application to determine the presence and significance of on-site wetlands. Urban Conservation has accepted and approved this PNSA.

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GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Saddle Ridge Community Association responded indicating they had no objection to the proposed redesignation.

Citizen Comments

One comment in opposition to the proposed redesignation was received from a member of the public. The reasons for opposition are summarized as follows:

- Unacceptable increase in the amount of vehicles and traffic using 52 Street NE; and
- Stress on the ecosystem.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject application submitted on behalf of the Board of Directors of the Al-Hedaya Islamic Centre is to re-designate the property located at 8415 – 52 Street NE, Calgary in the Saddleridge Community in the NE quadrant of the City of Calgary and identified as being part of the Saddle Ridge (Cell D) Area Structure Plan.

The site is currently developed with a very old Single Family Structure. Legal Description Plan 6778 W Block 24.

The purpose of the application is to amend the existing Land Use Designation from S-FUD (Special Purpose Future Urban Development) to SC-I (Special Purpose Community Institution) to accommodate the Development of a Place of Worship-Medium and an affiliated Private School from KG to Junior High.