

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Saddle Ridge and consists of a portion of a bare land condominium parcel located south of 88 Avenue NE, which is approximately 0.31 hectares (0.77 acres) in size. The site is located at the northeast corner of the intersection of 87 Avenue NE and Guru Nanak Gate NE and is approximately 57 metres wide by 55 metres deep. The site is currently vacant and will have access from the condominium roads. The northern portion of the condominium parcel is developed with two existing two-storey commercial buildings.

This parcel was part of an area that received outline plan and subsequent land use approvals in 2019 February ([LOC2017-0042](#)). At the time of outline plan approval, this site was envisioned to form part of a neighbourhood gateway along Guru Nanak Gate NE. In 2021, a land use amendment application ([LOC2020-0097](#)) was approved by Council, which redesignated the subject portion of the parcel from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Neighbourhood 2 (C-N2) District to allow for small-scale commercial developments. The proposed Multi-Residential – High Density Low Rise (M-H1) District proposal will facilitate multi-residential development, which was originally envisioned under the previous M-X2 District. The applicant intends to accommodate a multi-residential development of approximately 96 dwelling units where a portion of the units will be comprised of non-market rental housing.

Surrounding development is characterized by multi-residential development to the west, small-scale commercial development to the north, institutional and park uses to the south, and low-density residential development to the east across Saddlepeace Crescent NE. The portion of the condominium parcel immediately to the east of the subject site is designated M-X2 District, which is intended for multi-residential development with support commercial uses and maximum building height of 16 metres, but is currently being used for parking.

The Gobind Sarvar School, a private high school, is located directly to the south of the subject site as well as a large open space amenity and connection to the greater regional pathway network. New low-density residential development is located to the north across 88 Avenue NE. An existing Always Available for All Ages and Abilities (5A) Network pathway is provided along 88 Avenue NE, extending between Métis Trail NE and Saddleland Drive NE. The Saddletowne LRT Station is approximately 2 kilometres (a 25-minute walk) southeast of the subject site.

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site forms part of a bare land condominium (Plan 2312116) with multiple land use district designations. The portion of the parcel subject to this land use amendment is currently designated Commercial – Neighbourhood 2 (C- N2) District. The existing C-N2 District is intended for small-scale commercial developments 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 (FAR) of 1.0 and a maximum building height of 10 metres.

The proposed Multi-Residential – High Density Low Rise (M-H1) District allows for high-density multi-residential development and is intended to be located at community nodes, and transit and transportation corridors and nodes. There is no maximum density requirement but a minimum density of 150 units per hectare is required, which equates to up to 46 dwelling units for the subject site. It allows for a maximum building height of 26.0 metres and an FAR of 4.0 (approximately 12,400 square metres).

Administration supports the proposal as it will provide for development in a variety of forms in an appropriate location where future development can complement the surrounding context.

Development and Site Design

The applicable rules of the proposed M-H1 District will provide guidance for the future development of this site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site forming the neighbourhood gateway along Guru Nanak Gate NE, and with adjacency to institutional and park uses to the south,

additional items that will be considered through the development permit process include, but are not limited to:

- providing engaging facades and appropriate interfaces with outward facing streets (87 Avenue NE and Guru Nanak Gate NE), as well as within the site;
- ensuring strong, safe and efficient pedestrian connectivity within the site for residents and for those utilizing the retail services of the site;
- ensuring the future development integrates with the surrounding context in terms of built form; and
- providing a high-quality landscaped environment and mitigating any potential conflict between pedestrian and vehicular users of the site.

Transportation

Pedestrian access to the site is available from the existing sidewalk on Guru Nanak Gate NE and 87 Avenue NE. The Always Available for All Ages and Abilities (5A) Network provides year-round walking, wheeling and cycling options to Calgarians. The site is served by the 5A Network, with existing pathways located along 88 Avenue NE and along Métis Trail NE between Airport Trail NE and 48 Avenue NE.

The area is currently served by Route 100 (Airport) and by Route 59 (Savanna), with bus stops located at 88 Avenue NE, approximately 120 metres (a two-minute walk) north of the subject site and at 46 Street NE, approximately 190 metres (a three-minute walk) north of the subject site. Route 100 takes riders to destinations including Calgary Airport (YYC) and the Saddletowne LRT Station. Route 59 provides a clockwise loop through the residential area, also providing connectivity to the LRT Station.

Details regarding vehicular access will be determined at the development permit stage with primary site access from the condominium roads and/or vehicular access easements. No independent access shall be permitted to and from 88 Avenue NE and Saddlepeace Crescent NE.

A Trip Generation Memo comparing trips anticipated from the proposed land use proposal (M-H1 District) and the trips contemplated under the existing land use was submitted with the application. The memo was reviewed and accepted by Administration. A Transportation Impact Assessment (TIA) was not required for this application.

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. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Calgary International Airport Vicinity Protection Area (2009)

A portion of the subject site is located within the 0-25 Noise Exposure Forecast (NEF) contours of the [Airport Vicinity Protection Area](#) (AVPA) land use regulations. Multi-residential uses are allowable within this area. Future development permits will be circulated to NAV Canada and reviewed against the applicable regulations to ensure alignment and compliance.

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). 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. The MDP specifies that the *Saddle Ridge Area Structure Plan* (ASP), which was 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 proposal introduces higher density and supports a compact urban form by allowing for a variety of dwelling types within this developing community. The application aligns with the applicable MDP policies.

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 of this site with applicable climate strategies 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) which identifies the subject lands as part of the Cell D residential area. The ASP encourages low to medium density residential development including a mix of housing types in this area. There are specific policies for the design of the Cell D residential area, including policies on building form, design and site servicing that will be implemented at a future development permit stage.

The ASP also identifies the subject site to be located within a Neighbourhood Activity Centre (NAC), which is conceptually located in the Cell D area in this general location. The NAC is intended to accommodate a range of multi-residential and mixed-use development, including townhouses and apartments. Recent development on the condominium parcel and in the vicinity has introduced a mix of non-residential uses, reinforcing the ASP’s intent to establish a mixed-use and functional neighbourhood activity centre for Cell D.

In summary, this application aligns with applicable ASP policies as it provides for the addition of more multi-residential uses to meet the changing needs of the community and contributes to the site’s location as a NAC.