

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0454
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**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,
LOC2015-0205, Bylaw 174D2018**

EXECUTIVE SUMMARY

This application has been submitted by Michel Berdnikoff and Kellam Berg Engineering and Surveys Ltd. on behalf of Dhillon Real Estate Ltd. This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 3.47 hectares (8.54 acres) of land in the northeast community of Saddle Ridge. This proposal provides for:

- 0.61 hectares (1.50 acres) for narrow lot single detached homes (R-1N);
- 1.69 hectares (4.16 acres) for semi-detached and rowhouses (R-2m);
- 0.78 hectares (1.92 acres) for grade-oriented multi-residential development (M-G);
- 0.40 hectares of public park space (S-SPR); and
- public roads in the form of rear lanes and corner “knuckles”.

The proposed land use districts provide for a variety of residential development forms, along with a public park to provide for the amenity of local residents. The application conforms to the *Saddleridge Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 3.47 hectares \pm (8.57 acres \pm) located at 7704 - 80 Avenue NE (SE1/4 Section 13-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

Moved by: M. Foht

Absent: A. Palmiere and L. Juan

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 174D2018; and

1. **ADOPT** the proposed redesignation of 3.47 hectares \pm (8.57 acres \pm) located at 7704 - 80 Avenue NE (SE1/4 Section 13-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 174D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject lands are former Transportation Utility Corridor lands owned by Alberta Transportation. The parcel was deemed surplus by Alberta Transportation following the construction of Stoney Trail, and was made available for development upon purchase by the owner. There are a number of these remnant parcels along Stoney Trail, which in recent years have been purchased, with applications for outline plans and land use applications submitted.

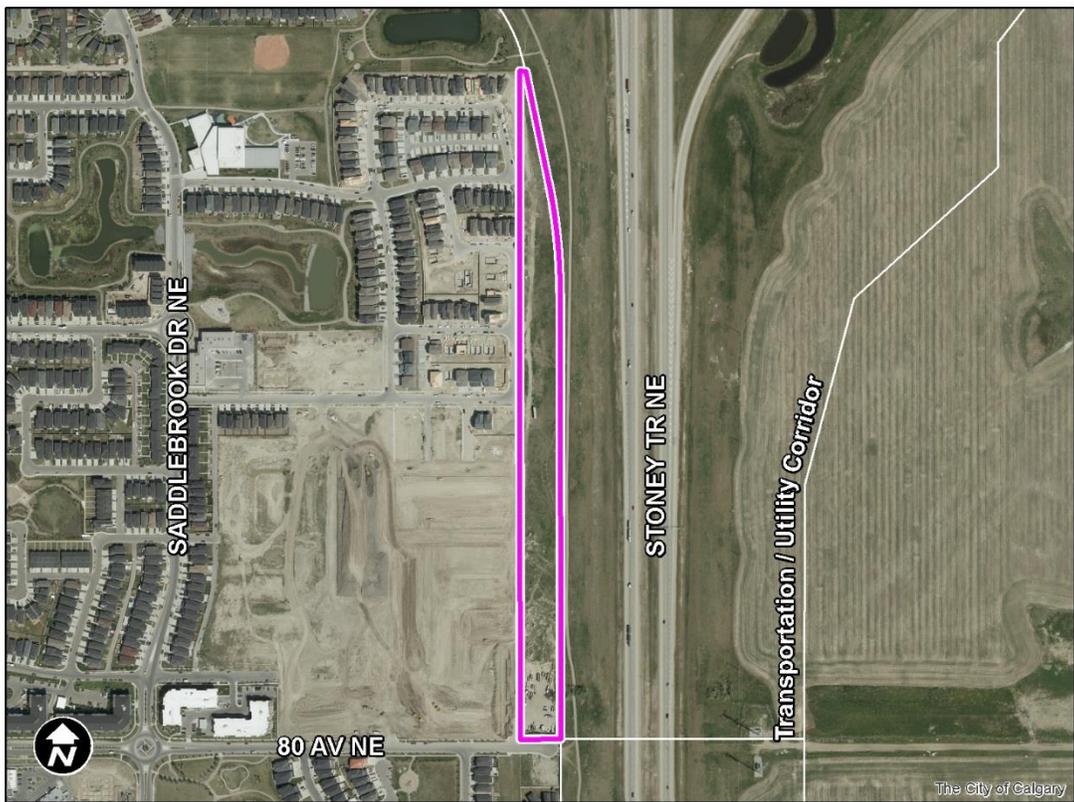
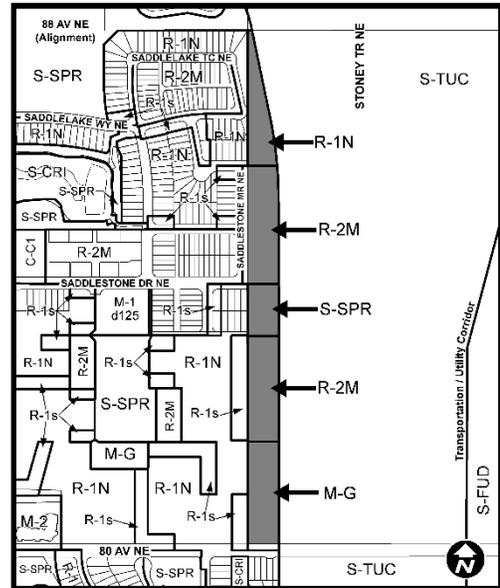
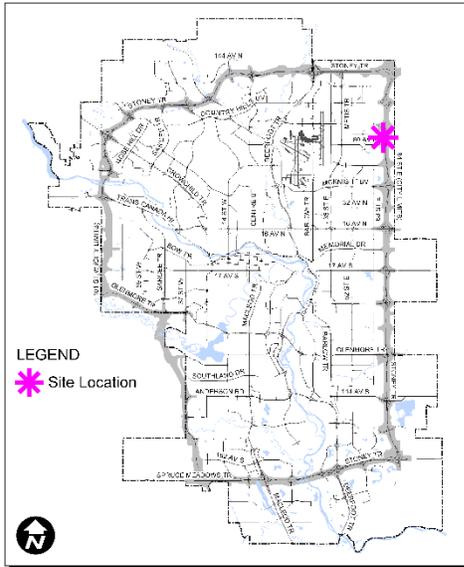
Site Context

The subject site is located in the developing community of Saddleridge, just west of Stoney Trail and north of 80 Avenue NE. This is a low density residential area of the Saddleridge community. The subject lands are currently vacant. The lands are generally 48.6 metre ± wide (east-west) and 740 metre ± long (north-south). To the west and south of the parcel is land that is currently being developed with a mix of single detached (R-1s, R-1N), semi-detached (R-2M) and grade oriented multi-residential development (M-G). Stoney trail is located to the east, along with the Mattamy Greenway.

The subject parcel has access to a number of existing and planned roads (Saddlestone Grove NE and Saddlelake Manor NE), that have approved alignments and construction drawings. As of time of report writing, Saddle Lake Manor and Saddle Lake Terrace have been constructed, while Saddlestone Grove and Saddlestone Place are currently under construction.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use Districts

The land use redesignation proposes four new land use districts for the site including a mix of multi-residential and low density land use types: R-1N (0.61 hectares), R-2M (1.69 hectares) M-G (0.78 hectares).

Two blocks of R-2M are proposed along Saddlestone Grove and Saddlelake Manor NE respectively. These low density districts are compatible with adjacent land uses and provide a positive street frontage due to the provision of rear lanes for vehicle access.

A multi-residential site (M-G) is proposed at the southern end of the subject site. This parcel will have opportunities for access from both Saddlestone Place NE, and Saddlestone Grove NE, allowing for flexibility in design and vehicle and emergency access.

The land use designation for the northern portion of the subject site (R-1N) was chosen to correspond to the adjacent parcel to facilitate a future consolidation. Lot will follow a typical configuration regular lots along the road, and pie-shaped lots at road corners.

A small park (0.40 hectares) is proposed between Saddlestone Drive NE and Saddlestone Grove NE, providing access to the Rotary Mattamy Greenway for residents to the north and south of this area. Pathway connections through the site will allow for access via both Saddlestone Grove NE and Saddlestone Drive NE, connecting to the Greenway.

Density

The proposed density over the subject site equates to an anticipated density of 25.9 units per hectare. This exceeds the minimum 17.3 units per hectare as outlined in the Saddle Ridge Area Structure Plan.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was provided in support of the proposal (Bunt, McElhanney).

The proposal includes the extension of several residential streets and the creation of residential lanes to provide vehicular access to R-1N, R-2M and M-G parcels. No direct vehicular access to the Transportation and Utility Corridor (TUC) will be permitted.

The proposal includes 2 pathway connections through the site to the Rotary / Mattamy Greenway (pathway) located on the Transportation and Utility Corridor (TUC). One of these

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connecting pathways will be located along 80 Avenue NE. The other connecting pathway will be located in alignment with Saddlestone Drive NE.

Transit service will be available approximately 450 metres west of the site, on Saddlebrook Drive NE.

Utilities and Servicing

Sanitary, storm and water services are available to service the subject site.

Stakeholder Engagement, Research and Communication

Engagement and Public Meetings

No public meetings were conducted by the applicant or Administration in direct relation to this site-specific outline plan and land use redesignation. Notification letters were sent to adjacent land owners, a notice sign was posted on the site, and information about the proposal was posted online on PD Map, as per standard procedure.

Citizen and Community Association Comments

No comments were received on the application by nearby residents or community associations.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory, 2009)

Map 1 “Urban Structure” of the MDP identifies the subject lands as a Planned Greenfield Area subject to an Area Structure Plan. Section 3.6.1 of the MDP directs that the applicable Area Structure Plan (Saddle Ridge ASP) provides detailed guidance for the review of planning applications.

Saddle Ridge Area Structure Plan (Statutory, 2007)

The subject site is identified as being part of the “residential Land Use” as identified in Map 6 of the Saddle Ridge Area Structure Plan. As noted above, the proposed land use plan will exceed the minimum intensity threshold of 17.3 units per hectare, as outlined in section 4.2 of the Saddle Ridge Area Structure Plan. The proposed land uses are complimentary to land use

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already in existence in the area. The plan also provides for park space for the adjacent areas and facilitates a connection to the Mattamy Greenway.

Social, Environmental, Economic (External)

The Triple Bottom Line Policy outlines that The City of Calgary is committed to sustainable development principles. Council and staff will consider and address social, economic, environmental and smart growth impacts in all City business. This includes City decisions and actions, planning, policies, strategies, services, operations and approvals. The social, environmental and economic impacts of this application are outlined below.

The recommended land use framework will provide for an intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The proposed subdivision outline plan and associated land use provide a future framework that will enable a more efficient use of this undeveloped land and introduce additional services, housing and associated amenities to this community.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

No significant risks were identified for the subject site.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan and land use redesignation completes a portion of the community that was left unplanned due to its inclusion in the Stoney Trail Transportation and Utility Corridor. The proposed land uses are in keeping with the *Saddle Ridge Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Bylaw 174D2018
3. Public Submissions