

Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334, Bylaw 237D2018

EXECUTIVE SUMMARY

This application was submitted by Manu Chugh Architect on 2016 December 16 on behalf of the landowner Taralake Point Investments Inc. The application proposes to change the designation of this property from Commercial – Community 1 (C-C1) District to Multi-Residential – High Density Low Rise (M-H1) District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have commercial storefronts);
- a maximum building height of 26.0 metres (an increase from the current maximum of 16.0 metres);
- a maximum building floor area of 19,440 square metres (an increase from the current maximum of 4,860 square metres), based on a building floor to parcel area ratio (FAR) of 4.0; and
- the uses as listed in the proposed Multi-Residential – High Density Low Rise (M-H1) District such as Assisted Living, Residential Care and Retail and Consumer Service.

The proposed land use amendment is deemed appropriate and in keeping with applicable policies identified in the *Municipal Development Plan (MDP)* and the *Saddle Ridge Area Structure Plan (ARP)*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.20 acres ±) located at 7099 – 80 Avenue NE (Plan 1111377, Block 3, Lot 4) from Commercial – Community 1 (C-C1) District **to** Multi-Residential – High Density Low Rise (M-H1) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Gondek

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JULY 12:

That Council hold a Public Hearing on Bylaw 237D2018; and

1. **ADOPT** the proposed redesignation of 0.49 hectares ± (1.20 acres ±) located at 7099 – 80 Avenue NE (Plan 1111377, Block 3, Lot 4) from Commercial – Community 1 (C-C1) District **to** Multi-Residential – High Density Low Rise (M-H1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 237D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

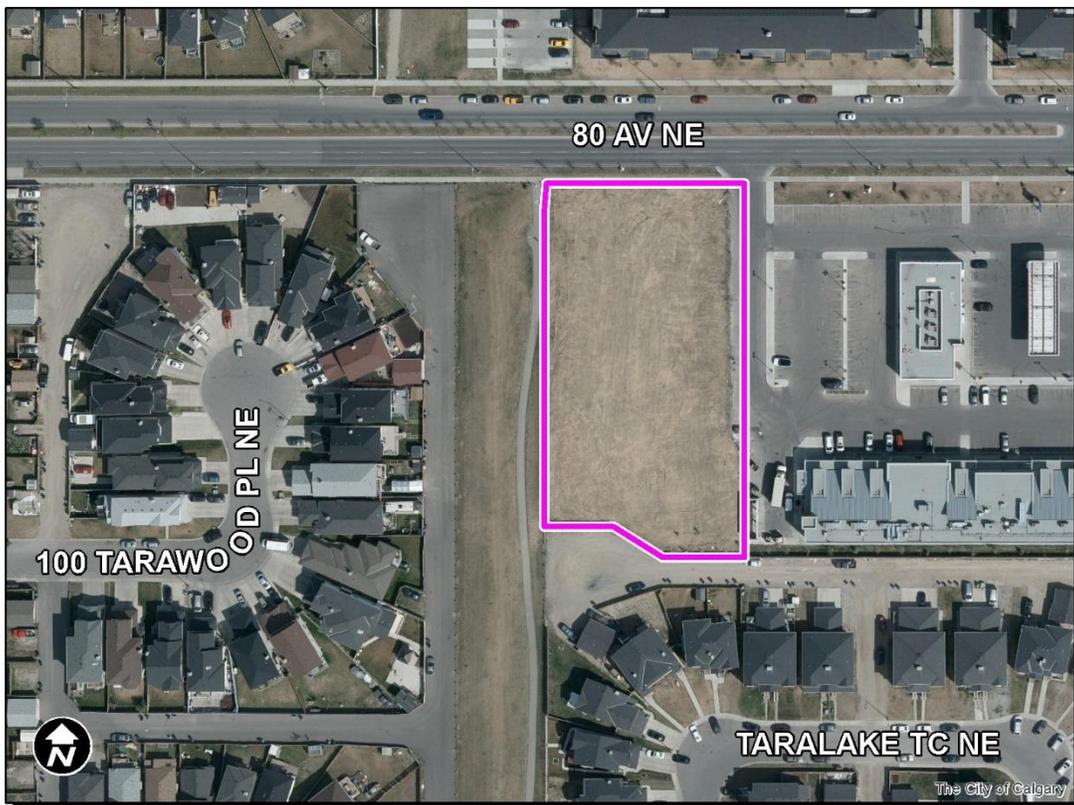
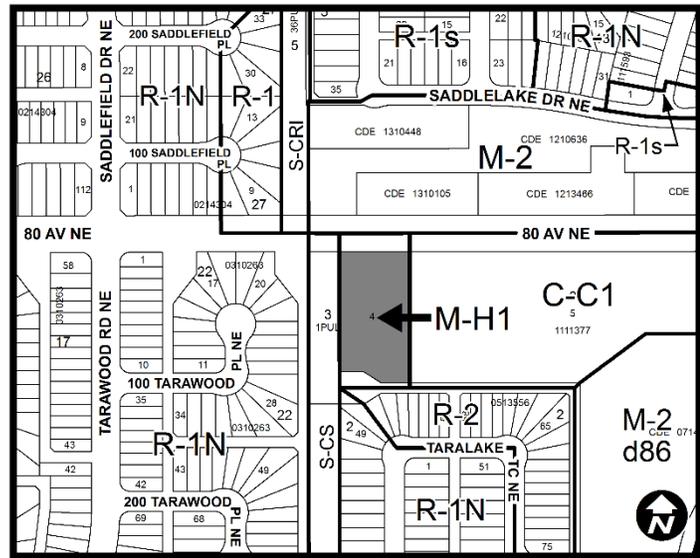
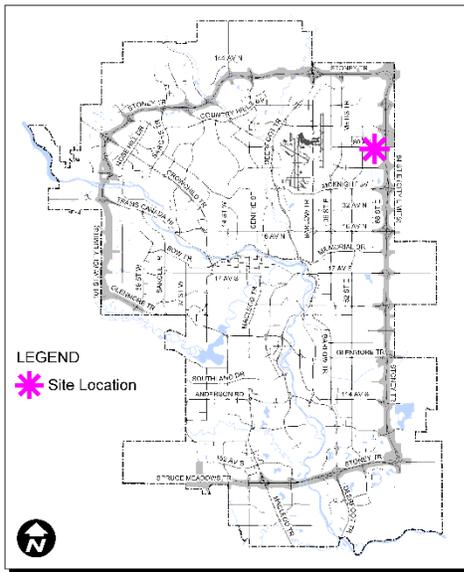
None.

BACKGROUND

The subject site is located in the community of Taradale on the south side of 80 Avenue NE, east of Tarawood Road NE. The community is subject to the policies of the *Saddle Ridge Area Structure Plan (ASP)* which provide direction in relation to future redevelopment of Saddle Ridge Martindale and Taradale.

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Location Maps



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Site Context

The subject site is comprised of approximately 0.49 hectares (1.20 acres) of land and is an undeveloped midblock parcel that is bounded by 80 Avenue NE to the north. Surrounding development is generally characterized by a mix of single and semi-detached homes, as well as some commercial and multi-residential development. The predominant land use in this area is Residential – Narrow Parcel One Dwelling (R-1N) District. The site immediately west is designated Special Purpose – Community Service (S-CS) District and contains a linear parkway that runs north-south.

As identified in *Figure 1*, the community of Taradale has seen a slight population decline over the last several years having reached its population peak in 2015.

Figure 1: Community Peak Population

Taradale	
Peak Population Year	2015
Peak Population	19,223
2017 Current Population	18,925
Difference in Population (Number)	-298
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Census.*

Additional demographic and socio-economic information may be obtained on [Taradale Community Profile](#) online page.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

Land Use

The existing Commercial – Community 1 (C-C1) District is a commercial designation that is primarily intended for small to mid-scale commercial developments. The C-C1 District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0, which is 4,860 square metres (52,312 square feet) on the subject site.

The proposed Multi-Residential – High Density Low Rise (M-H1) District is a multi-residential designation that is intended for tall multi-residential development with high density in a variety of forms. The primary reason the applicant is requesting the M-H1 district is to develop an Assisted Living and Residential Care facility in the form of a Multi Residential development.

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The M-H1 District also allows for a range of support commercial uses such as retail and consumer services, restaurant: neighbourhood and offices. These uses are restricted in size and location within the building but provide the potential to create a mixed-use development on the site.

The proposed M-H1 land use district has a maximum height of 26 metres. In order to have more contextually sensitive heights adjacent to lower density residential sites, the M-H1 District restricts the maximum height to 10 metres within 6 metres of the property line. The maximum floor area ratio is 4.0 which translates to a total building floor area of approximately 19,500 square metres (200,000 square feet) for the subject site.

Infrastructure

Transportation Networks

The subject site shares a right-in-right-out access from 80 Avenue NE with the adjacent site to the east. At the development permit stage the applicant may be asked to submit a Transportation Impact Assessment (TIA). There are several bus stops located along 80 Avenue NE, while the Saddletowne LRT station is located less than one kilometre west of the subject site.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. A Sanitary Servicing Study was reviewed and accepted by Water Resources in conjunction with this application. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Taradale community association did not provide comments.

No citizens' comments were received by the Calgary Planning Commission report submission date.

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Engagement

No public meetings were held by the applicant or Administration for this application.

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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area, according to Map 1 - Urban Structure of the Municipal Development Plan (MDP). ASPs existing prior to the adoption of the MDP are to be considered appropriate policies to provide specific direction for the development of respective communities.

The MDP encourages compact urban form with higher residential densities in areas where it can be accommodated within existing infrastructure, public facilities, and public transit. It also promotes housing diversity for a range of ages, income groups, family types, and lifestyles

The proposal conforms to the relevant policies of the MDP.

Saddle Ridge Area Structure Plan (Statutory, 1984)

The subject property is located within Cell C of the Saddle Ridge ASP and is identified as Residential land use on Map 6: Land Use Plan. Residential areas are intended for residential and associated land uses as listed in Section 4.2. The ASP states a minimum residential density of 17.3 units per gross developable hectare must be achieved within a community. The proposal has the ability to meet and exceed this residential density requirement.

Social, Environmental, Economic (External)

The proposal has the potential to continue allow for and further support a mix of uses in Saddle Ridge and provide additional housing choices for residents. The proposed land use redesignation may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

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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 amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is in keeping with applicable policies in the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*. The proposed M-H1 District is compatible with adjacent land uses and provides for a focused increase in residential density at a location well connected to the community, city and local amenities. It allows for a more compact urban form utilizing existing infrastructure and public transit. It also promotes housing diversity for a range of ages, income groups, family types, and lifestyles.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Bylaw 237D2018