

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1417

Land Use Amendment (City Initiated) in Saddle Ridge (Ward 5) at 6803, 6819 and 6820 - 89 Avenue NE, LOC2018-0221

EXECUTIVE SUMMARY

This land use redesignation was submitted by The City of Calgary on 2018 October 01 on behalf of the landowners A.P.E. Services Inc, Manjit Singh Aulakh, and 1654620 Alberta Ltd (Joe Uppal). This application is the result of previously approved outline plan and land use applications which approved the location for municipal reserve (city park) locations within the area. However, this was an unintended over-dedication of municipal reserve, and something The City cannot legally require as the required land dedications were already provided in accordance with Municipal Government Act provisions. In order to correct this, The City of Calgary agreed to submit a City initiated land use application for the affected lands.

The application proposes to change the designation of a portion of these three parcels of land from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, and Commercial – Neighbourhood 1 (C-N1) District to allow for:

- development on the sites in accordance with municipal policy and the Municipal Government Act;
- land uses and future development which are an extension of existing land uses in the area;
- low density residential development forms which include single detached dwellings; rowhouse buildings; semi-detached dwellings; duplex dwellings; and secondary suites;
- multi-residential development on the proposed M-1 site which a maximum building height of 14.0 metres; and
- small scale commercial development on the proposed C-N1 site which includes a maximum building height of 10 metres, and the list of uses included in the C-N1 District.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a public hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.83 hectares ± (2.05 acres ±) located at 6803, 6819, and 6820 – 89 Avenue NE (portion of Plan 731001, Block 8; portion of Plan 731001, Block 6; portion of Plan 731001, Block 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, and Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject lands (6803 - 89 Avenue NE; 6819 - 89 Avenue NE; and 6820 - 89 Avenue NE) are part of an area comprised of eight existing acreage lots which were originally subdivided in 1972. At the time of this subdivision, the 10 percent municipal reserve (city park) dedication was allocated from these properties to balance lands in the quarter section by registration of a caveat. Since that time, three City park and school sites have been provided in vicinity of the subject lands, which accounted for full dedication of those 10 percent park space land dedications. Attachment 2 provides a visual outlining the affected area, and dedicated parks in this area of Saddle Ridge.

Since 2015, five of the eight existing parcels have undergone outline plan and land use applications which approved the location and concept for additional municipal reserve dedication within the site area. This was an unintended over-dedication of municipal reserve, and something The City cannot legally require as the required municipal reserve land dedications, as stipulated by Municipal Government Act provisions.

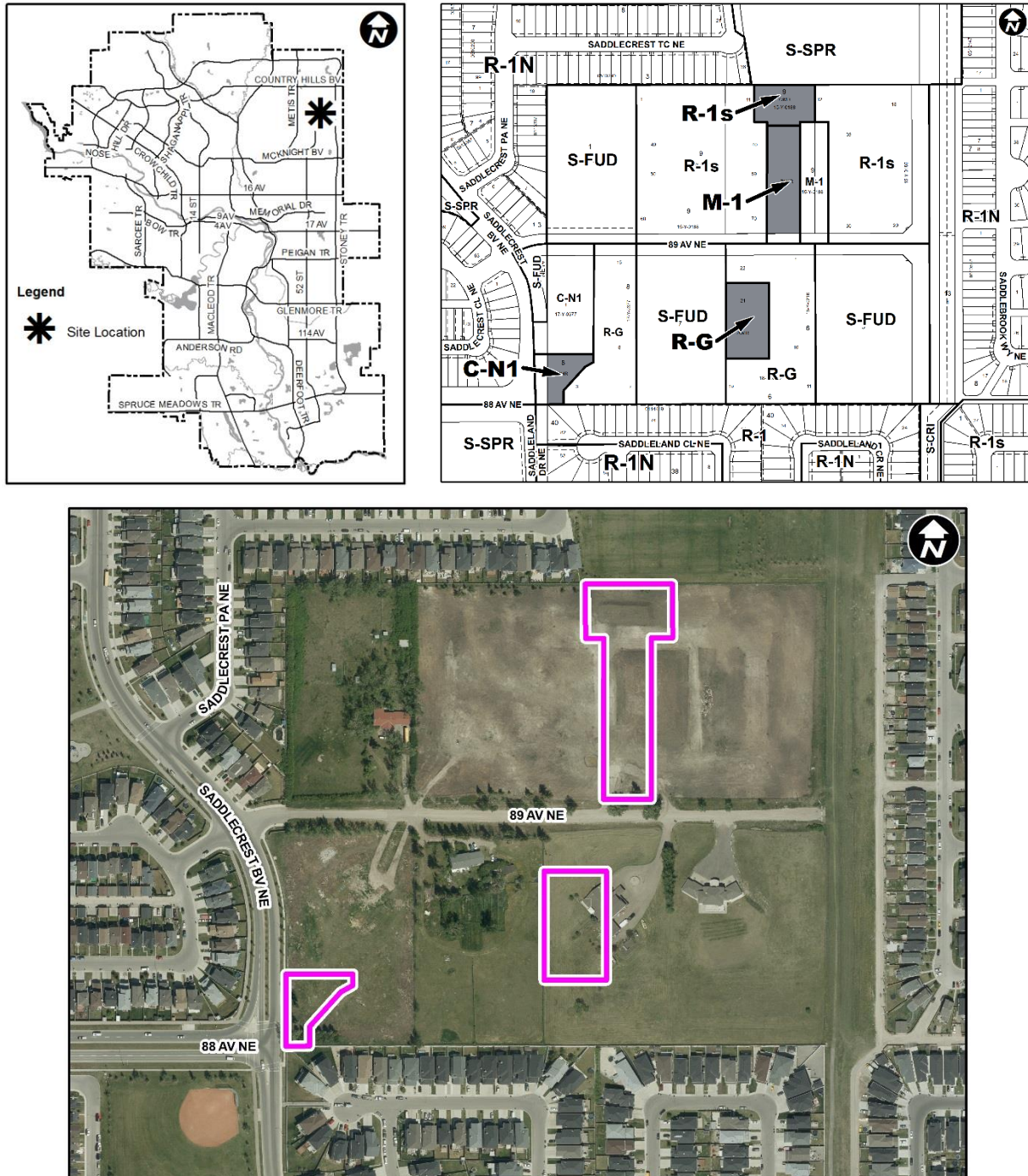
In order to correct these past decisions, The City of Calgary agreed to submit and process a City initiated land use redesignation application for the affected lands, for Calgary Planning Commission and City Council's consideration.

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Location Maps



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Site Context

The subject lands are located in the community of Saddle Ridge, east of Saddlecrest Boulevard NE, on both the north and south sides of 89 Avenue NE. The lands are located approximately 1 kilometre from the Saddle Ridge town centre.

The subject lands constitute portions of three \pm 1.39 hectare (3.44 acre) relatively flat parcels, all separately owned. The site at 6819 - 89 Avenue NE currently contains a dwelling, while the other two are vacant.

Land uses surrounding the subject lands generally include low density residential designated Residential – Narrow Parcel One District (R-1N) District, developed with single detached units developed in the early 2000's. Saddle Ridge School is located immediately north of the subject lands. Southwest of the western portion of the subject lands, is the Light of Christ school site, with supporting playfields. At the east end of the terminus of 89 Avenue NE, there is a right of way which is intended to be developed as a regional pathway. The eastern most parcel in this area, is also subject to a land use and outline plan application (LOC2018-0161) which will further establish the land use and infrastructure planning for the area.

The following table gives context to the population changes within the community of Saddle Ridge.

Figure 1: Community Peak Population

Saddle Ridge	
Peak Population Year	2017
Peak Population	19,911
2017 Current Population	19,911
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Saddle Ridge](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal includes redesignation of portions of the subject lands to a range of residential, multi-Residential and commercial districts to allow for private development on lands which were incorrectly identified as future park locations.

Amongst the alternatives considered, it did include the potential for voluntary dedication of these lands as park spaces by the landowners. They have chosen to pursue a land use change which will allow for development activity on the lands, consistent with that which has already been approved on immediately surroundings lands.

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The proposed land use changes are in keeping with applicable provincial and municipal legislation as identified in the Strategic Alignment section of this report.

Planning Considerations

The primary planning considerations in evaluation of this application included what land uses were the most appropriate for the site, given the existing land use pattern in the area, and the relevant statutory planning policy documents.

Land Use

With the exception of a ± 0.095 hectare (± 0.23 acre) portion of land currently designated Multi-Residential – At Grade Housing (M-G) District, the subject lands are currently designated Special Purpose – School, Park and Community Reserve (S-SPR) District. Lands with this designation are intended to be used for schools, parks, open space and recreation facilities – none of which are applicable future uses for these lands.

The application proposes to change the designation of these to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, and Commercial – Neighbourhood 1 (C-N1) District to allow for:

- Land uses and future development which are an extension of existing land uses in the area;
- low density residential development forms which include single detached dwellings; rowhouse buildings; semi-detached dwellings; duplex dwellings; and secondary suites;
- multi-residential development on the proposed M-1 site which a maximum building height of 14.0 metres, and include approximately 42 units; and
- small scale commercial development on the proposed C-N1 site which includes a maximum building height of 10 metres, and the list of uses included in the C-N1 District.

The land uses proposed align closely with the existing land use pattern in the area, and meet the development intentions of the local landowners / developers. One minor adjustment from pre-existing land uses involves shifting from a M-G land use to a R-G land use; however, after testing for developability of this block size, the landowner wanted the flexibility the R-G land use provides, while also meeting the housing demand in the area.

Development and Site Design

This section will provide a high level overview of the various development and site design considerations to be evaluated during future / existing development permit processes, for each of the three sites.

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6803 – 89 Avenue NE / proposed C-N1 District

The proposed C-N1 District is also an extension of the commercial land use already existing on the northern portion of this site. A development permit application has been submitted for those (existing) C-N1 lands, and efforts are being coordinated to make changes to that development permit, in anticipation of this expanded commercial area. This is intended to be a local commercial site, and with transit facilities and other amenities in the immediate vicinity, significant efforts will be made on site design and building form to build on these amenities. For the benefits of Calgary Planning Commission and Council, administration notes that the following general principles will guide the review of the development permit:

- building siting and entrances that create an appropriate relationship with public streets.
- no surface parking between building(s) and public streets.
- creation of a strong public access right of way, with activation of this area through building entrances, and the possible utilization of a plaza in the area of this newly expanded C-N1 area, to maximize connection and functionality of the space in relation to transit facilities.
- efforts to incorporate existing mature vegetation into the ultimate site design.

6819 – 89 Avenue NE / proposed R-G District

The R-G District includes a number of permitted uses for dwellings, including: backyard suites, duplex dwellings, rowhouse buildings, secondary suites, semi-detached dwellings and single-detached dwellings. As these are permitted uses, future development permits will predominantly be reviewed for compliance with the Land Use Bylaw District requirements. Based on the previously approved outline plan, these units will be fronting onto an internal street.

6820 – 89 Avenue NE / proposed R-1s and M-1 District

The portion of the site abutting the Saddle Ridge School is intended to be designed R-1s District, similar to the surrounding land uses. The intended development form is single detached dwellings, with the option for secondary suites. A 3 metre wide pathway linking the neighborhood directly to Saddle Ridge School will also be provided, through a subdivision application, in this area.

The proposed M-1 site is an extension of the already approved M-1 land use in the area. The site was originally intended to have units fronting directly onto the linear Municipal Reserve in the area; however, with the removal of that park space, preliminary concepts provided by the landowner suggest a grade-oriented multi-residential form with approximately 42 to 44 units, while incorporating some communal private amenity / green space. Maintaining a strong linear connection to Saddle Ridge School, and providing a strong building interface with the public streets in the area will be points of emphasis for future development permit reviews.

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Environmental

There are no existing environmental conditions on these lands. Environmental site assessments were provided with the previously reviewed and approved outline plans for the area.

Transportation

The subject lands are located east of Saddlecrest Boulevard NE, (an existing primary collector street) on both the north and south sides of 89 Avenue NE.

Eighty-ninth Avenue NE in this location, is a rural standard road currently but will be upgraded to City standards through subsequent subdivision stages to a 22.5 metre modified collector with sidewalks on both sides of the street and a median required to accommodate emergency access. There are several active subdivision applications in the area which will facilitate improvement of 89 Avenue NE.

The western boundary of the subject lands is located approximately 450 metres east of the future 88 Avenue / 60 Street NE LRT station. It is also the location of an existing transit stop along Saddlecrest Boulevard, which provides access to the Saddletown LRT station.

Transportation impacts have been considered during the previously reviewed / approved outline plan and land use applications in the area. There are no concerns related to this proposed land use redesignation.

Utility and Site Servicing

Water, sanitary and storm mains are available to service these lands. Further details for servicing and waste collection facilities will be reviewed during the subdivision and / or development permit stages for these lands. No concerns.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted onsite. An expanded circulation area was used for delivery of notification letters, and this also included additional details explaining why this proposed change was happening. The application has also been advertised online. No public meetings were held by City Administration. No letters were received from the public as a result of the notice posting.

A letter from the Saddle Ridge Community Association was submitted and is included as Attachment 1. The community association sites concerns with the loss of park space in the area, but understand the reasoning around the proposed land use changes. Some specific comments pertain to the proposed C-N1 site, requesting some additional attention to the preservation of existing trees in the area, with the ultimate site design.

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

Strategic Alignment

Municipal Government Act

The Municipal Government Act provides the legislative framework for planning and development in Alberta. It includes provisions for dedication of lands for roads, utilities and reserves. It indicates that a Subdivision Authority may require up to 10 percent of a parcel of land proposed for subdivision to be provided as municipal reserve (city park or public school) lands. Land dedication beyond a 10 percent land requirement is in most cases not permitted.

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population and growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory, 2009)

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

Notwithstanding this general clause, the proposed application meets the policy requirements of the Municipal Development Plan, as it proposes sensitive densification, a mix of residential and local commercial land uses, and housing within close proximity to services and transit infrastructure.

Saddle Ridge Area Structure Plan (Statutory, 2007)

The subject property is located within Cell C of the Saddle Ridge Area Structure Plan and is identified as appropriate for residential on Map 6 of the plan. The residential policies highlight the need for a variety of housing types and lot sizes to accommodate specific population needs in the area.

Section 4.4 of the plan includes commercial land use policies. These policies highlight and support neighborhood centres and local shopping areas within the Saddle Ridge community. The policies specifically highlight the need for commercial uses to be located on collector streets, be accessible to residential areas, and for these land uses to be planned during the outline planning process.

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Social, Environmental, Economic (External)

The proposed land uses allow for the continuation of housing and local commercial land uses in this area of Saddle Ridge. The mix of uses, in combination with existing uses already approved in the area, contribute to the goal of building complete communities, with a variety of housing types which will have excellent access to schools, park amenities, and commercial services in the area.

Financial Capacity

Current and Future Operating Budget:

There are no impacts to the current or future operating budgets as a result of this application.

Current and Future Capital Budget:

There are no impacts to the current or future capital budgets as a result of this application.

Risk Assessment

There are no significant risks associated with this proposed land use redesignation.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and *Saddle Ridge Area Structure Plan*. The redesignation supports the build out of this portion of Saddle Ridge and aligns with the previously approved land uses and outline plans in the area, which provide the technical and servicing framework needed to develop these lands to the densities proposed. The additional residential units will contribute to the vibrancy of the area and support proposed local commercial uses.

ATTACHMENT(S)

1. Community Association Letter
2. Saddle Ridge Municipal Reserves and Application Context
3. Existing Outline Plans in Area