

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1413

**Land Use Amendment in Saddle Ridge (Ward 5) at 6827 - 89 Avenue NE,
LOC2018-0161**

EXECUTIVE SUMMARY

This application was submitted on 2018 July 11 by Quantum Place Developments on behalf of the owners Rani and Kalwant Mann. This land use redesignation application proposes to allow for the future subdivision and development of 1.51 hectares (3.72 acres) on a residential acreage in the northeast community of Saddle Ridge. This application provides for:

- approximately 32 residential parcels accommodating a variety of low density housing types (R-G)(R-Gm);
- the location and size of a future public road and public pathways; and
- the location of major utilities and services.

This application has been applied for with the support of a related subdivision outline plan application (CPC2018-1412) to provide the future subdivision layout for the site's development.

Together, this land use amendment and the associated outline plan serve to implement the objectives of the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*. It provides a framework for the future development of the site that supports the efficient utilization of land and infrastructure, contributes towards completion of the local pathway network, and integrates with the existing and the recently approved neighbourhood context.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 1.51 hectares \pm (3.72 acres \pm) located at 6827 - 89 Avenue NE (Plan 731001, Block 5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Housing (R-Gm) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

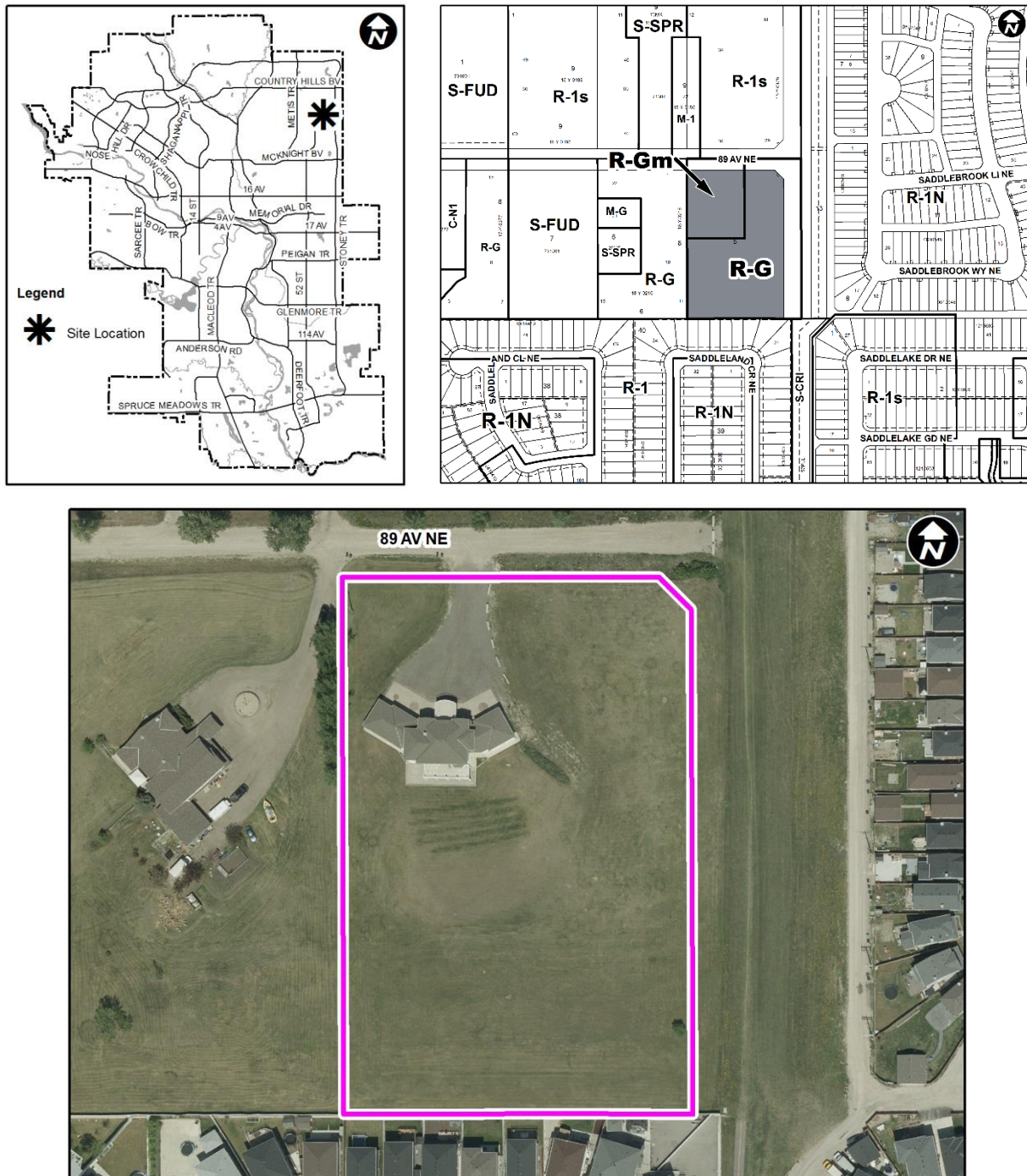
This application was submitted on behalf of the owners, Rani and Kalwant Mann, by Quantum Place Developments Ltd on 2018 July 11. The proposed site was originally subdivided from its larger quarter section in 1972 (SB1972-0080/SB1973-0116). As part of that subdivision for the eight residential acreages along 89 Avenue NE, the Municipal Reserves were deferred to the remaining quarter section. Since then, the community of Saddle Ridge has developed around these parcels. Recently, applications for outline plans and land use redesignations for five of eight of the acreage parcels have been approved establishing a street and parcel network that is informing this application (LOC2012-0065, LOC2015-0074, and LOC2016-0196).

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Location Maps



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Site Context

The site is approximately 1.51 hectares (3.72 acres) in area in the community of Saddle Ridge. The site is grass covered with a small windbreak of trees by the main building and is relatively flat in topography. The subject parcel is currently developed with a single detached dwelling with an attached garage.

Single detached dwellings, on urban sized lots, border the site on the south. The east is separated from a low density residential area by a lane and the 68 Street NE right-of-way, which contains the regional path in this area. An additional leg of the path will be completed along the east boundary of the subject parcel as part of the related outline plan (Attachment 2).

On the west of the site, another acreage is awaiting development. An application for an outline plan and land use redesignation was approved in 2017 (LOC2016-0196). The site is expected to provide for similar forms of development as the subject application.

North of the parcel are three acreages that have outline plan and land use approvals from 2012 (LOC2012-0065) which will provide low and medium density residential development.

Two acreages along 89 Avenue NE remain as residential estates.

On the corner of Saddlecrest Boulevard NE and 89 Avenue NE, a development permit for a local commercial plaza is submitted and under review (DP2018-3677).

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 land use amendment application, along with the associated outline plan (Attachment 2), will provide for a complementary form of development to the existing neighbourhood with a diversity of low density housing forms as well as contribute to the completion of public streets and local pathway connections within this as yet undeveloped pocket of Saddle Ridge.

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Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, the appropriateness of the land use districts, and the technical merits of the proposed outline plan design. The following sections highlight the scope of technical planning analysis completed by Administration.

Subdivision Design

The proposed subdivision area is approximately 1.51 hectares (3.72 acres). The parcel is located at the east end of 89 Avenue NE adjacent to the regional path along the closed 68 Street NE right-of-way.

The site proposes the continuation of Saddlecrest Grove NE from the west to 89 Avenue NE in the north. A mix of laned and laneless lots are proposed along Saddlecrest Grove NE with an anticipated density of 32 dwelling units. On the northeast, a pathway extension from 89 Avenue NE will be constructed by the developer just outside the plan boundaries which will provide access to the regional pathway they will construct to the east of the plan area.

The applicant was encouraged to explore purchasing and including the portion of the 89 Avenue NE right-of-way immediately adjacent the north boundary of the subject site to design a more definitive terminus to the street. The applicant explored this but is only considering closing and adding the portion of the road right-of-way that would square off the proposed north easterly residential lot. This will be a separate road closure application if the applicant decides to pursue this option.

Land Use

The site is currently designated Special Purpose – Future Urban Development (S-FUD) District and is proposed to be redesignated to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

Special Purpose – Future Urban Development (S-FUD) Districts are intended to be applied to lands to protect them for future urban forms of development and density.

Approximately twenty four future lots are proposed to be Residential – Low Density Mixed Housing (R-G) District which will provide for a variety of low density residential housing types. Approximately eight future lots are proposed to be Residential – Low Density Mixed Housing (R-Gm) District, which lists single detached dwelling as a discretionary use encouraging developers to propose other forms of housing such as rowhouses or semi-detached dwellings.

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Density

As referenced in the Strategic Alignment section of this report, the *Saddle Ridge Area Structure Plan* requires a minimum residential density of 17.3 units per gross developable hectare (7.0 units per gross developable acre) to be achieved. The associated outline plan area will provide an anticipated density of 21.1 units per gross developable hectare (8.6 units per gross developable acre).

Environmental

A Phase I Environmental Site Assessment was submitted. Further investigations or assessments were not recommended.

Transportation

In conjunction with the development, a pathway extension from 89 Avenue NE will be connected to the north-south regional pathway directly east of the subject site.

Transit service is currently available in the area. A bus stop is located within 450 metres of the plan area (approximate walking distance). Service at this stop provides access to the Saddletowne LRT station. The future 88 Avenue NE Station (extension of Blue Line LRT) will be just beyond 600 metres of the plan area.

The subject area has good access to the nearby arterial and skeletal road networks within the broader community. Stoney Trail (to and from the south) is currently accessible via Airport Trail NE. Metis Trail and 60 Street NE are accessible via the recently completed 88 Avenue NE. Finally, the connection of Airport Trail between 36 Street NE and 60 Street NE is currently being constructed by the City.

Locally, Saddlecrest Boulevard is an existing primary collector roadway. Eighty-ninth Avenue NE is classified as a 22.5 metre modified collector with sidewalks on both sides of the street and a centre median that is required to accommodate emergency access.

The proposed internal street network within the plan area consists of Saddlecrest Grove NE which will be a 16 metre residential street standard with sidewalks on both sides of the street. There will also be a north-south lane which provides vehicular access to the proposed R-Gm parcels.

A Transportation Impact Assessment was not required for this application as Transportation has recently reviewed the impact of full-build out for this and the adjacent seven parcels and have confirmed the network proposed is appropriate.

Utilities and Servicing

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

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Stakeholder Engagement, Research and Communication

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

The application was circulated to the Saddle Ridge Community Association and they indicated support for the proposed plan.

No letters of opposition or support were received.

Following Calgary Planning Commission, notification for 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

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 growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The site is identified on the *Municipal Development Plan* Urban Structures Map 1 as "Planned Greenfield with Area Structure Plan" within the Developing Communities. The policy states that area structure plans in existence prior to adoption of the *Municipal Development Plan* (such as the *Saddle Ridge Area Structure Plan*) are recognized as appropriate policies to provide specific direction for development of the local community.

The *Municipal Development Plan* supports providing a range of housing types, tenures and densities to create diverse neighbourhoods allowing residents access to choices that meet affordability, accessibility, life cycle and lifestyle needs.

Saddle Ridge Area Structure Plan (Statutory – 2007)

The parcel is in an area shown as residential according to Map 6 "Land Use Plan". Residential policies indicate a minimum residential density of 17.3 units per gross developable hectare (7.0 units per gross developable acres) should be achieved. The combined land use amendment and outline plan exceeds that requirement by proposing a density of 21.1 units per gross developable hectare (8.6 units per gross developable acres).

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The residential policies encourage a variety of housing types and lot sizes in Saddle Ridge to create a positive character in terms of landscaping, design and architecture. The proposed plan will encourage a mix of housing types with its mix of Residential – Low Density Mixed Housing (R-G) and (R-Gm) Districts as well as laned and laneless lots.

Social, Environmental, Economic (External)

This land use amendment along with the associated outline plan provides a framework for the efficient use of land and infrastructure to create a more compact city. The proposed land use districts allow a diversity of housing types in the community which can meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

The proposed outline plan does not trigger capital infrastructure investment and therefore there are no growth management concerns.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATIONS:

The proposed land use amendment is in keeping with the applicable policies of the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*. The proposal will allow for intensification in an active development area and a range of low density housing forms, encouraging housing diversity which better accommodates the needs of different age groups, lifestyles and demographics.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Outline Plan