

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
Revised CPC2019-0822

Development Permit in Saddle Ridge (Ward 5) at 8607 and 8825 - 52 Street NE, DP2018-0750

EXECUTIVE SUMMARY

This development permit application was submitted by Seika Architecture on behalf of Sahara Development Inc on 2018 February 26. The application proposes a comprehensive development consisting of two phases covering a site area of approximately 2.59 hectares (6.41 acres) and includes:

- four mixed-use buildings providing **284** dwelling units with approximately 5,200 square metres of commercial floor area;
- three commercial buildings providing approximately 8,310 square metres of commercial floor area;
- provision of uses such as office, retail and consumer services, fascia and freestanding signs; and
- a mix of surface and underground parking.

This application aligns with the *Municipal Development Plan* (MDP), the *Saddle Ridge Area Structure Plan* (ASP), the existing DC Direct Control District (Bylaw 351D2017) and Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District that provide the regulatory framework for development of the lands.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2018-0750 for a New: Dwelling Units, Office, Retail and Consumer Service, Sign – Class B (Fascia Signs - 93), Sign – Class C (Freestanding Sign - 1) (5 buildings); New: Multi-Residential Development (2 buildings) at 8607 and 8825 – 52 Street NE (Plan 6778AW Blocks 8 and 9), with conditions (Attachment 2).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Seika Architecture on behalf of Sahara Development Inc submitted the subject application to The City of Calgary on 2018 February 26.

This site is located within the Cell D Residential Area as described in the *Saddle Ridge ASP*. The Cell D area is a quarter section of land which was subdivided in 1914 into 32 individual lots ranging in size from 4.6 to 4.9 acres (1.9 hectares) with an internal spine road (84 Avenue NE). The area was annexed by The City of Calgary in 1961. Over the years, the area has been developed for single family homes and various outbuildings. This historical subdivision pattern remains largely intact today.

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Site Context

The subject site is located in the developing community of Saddle Ridge in northeast Calgary. The site recently functioned as two separate estate residential lots with each containing a single detached dwelling and associated outbuildings. These buildings will be removed prior to development.

The site includes two parcels of land which together are approximately 2.59 hectares (6.41 acres) in area. The site is bounded by 52 Street NE to the east, 88 Avenue NE to the north and a future Municipal Reserve parcel (public park) to be dedicated to the south. An elementary school site is located east of 52 Street NE and low density residential development is located south of the school. Immediately west of the north parcel is a residential acreage which has retained its Special Purpose – Future Urban Development (S-FUD) District designation. The south parcel is adjacent to land that was included in a previous outline plan and land use amendment (LOC2007-0046) approved in 2008. This area forms part of the Neighbourhood Activity Centre in Cell D and is planned for commercial and multi-residential uses.

This site is located approximately 800 metres from a future LRT station to be located north of 88 Avenue NE, east of Savanna Drive NE, and approximately one kilometre from the existing Saddletown LRT Station in Saddle Ridge.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This development permit application proposes a project with seven buildings over two phases. Phase 1 proposes five buildings: two mixed use buildings which includes 155 dwelling units and approximately 3,375 square metres of commercial floor area, and three commercial buildings providing approximately 8,311 square metres of retail and office space. Phase 2 proposes two mixed use buildings providing 129 dwelling units and approximately 1,830 square metres of commercial space. The development permit plans have been included as Attachment 1.

Primary objectives throughout the application review was to ensure compliance with the local area policy, the land use district regulations, to ensure technical and site servicing requirements are adequately addressed, and to achieve a built form and site design that met or exceeded The City's design objectives.

Land Use

On 2017 November 20, Council approved the redesignation of this site to allow for mixed use development which provides a variety of commercial uses, while ensuring a minimum number of residential units to contribute to the vision for Cell D as a residential neighbourhood.

The Phase 1 site carries a DC Direct Control District (Bylaw 351D2017) designation. The DC District is based on Commercial – Corridor 1 (C-COR1) District and has a maximum floor area ratio of 2.5, a maximum building height of 23.0 metres, and a minimum density of 80 units per hectare. Relaxation provisions have been included within the DC Bylaw to allow for discretion on application of the bylaw at the time of development permit review.

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An east-west publicly accessible/ private drive aisle divides the Phase 1 site and provides future pedestrian and vehicular connections to the west. It provides a sidewalk on the north side of the driving aisle to provide a continuous pedestrian route through the site. However, this connection is subject to interruption as it passes the parkade ramp, loading, and waste collection areas of Building A. On the south side of the aisle, the street is lined with trees upon entry from 52 Street NE.

Building E is located on the southeast portion of the north site. It provides retail units adjacent to 52 Street NE and office uses on the second floor. An amenity space is located on the north side, adjacent to this building, which provides with a grassed area surrounded by a mix of shrubs, trees, and a covered area with picnic tables.

A bus shelter will be provided by the developer adjacent to this site at the corner of 52 Street NE and 88 Avenue NE.

Phase 2

South of a new public street, 85 Avenue NE, the site contains two buildings. Building G primarily faces 52 Street NE and wraps around to 85 Avenue NE and provides a four storey building form with retail units along the main level and **39** dwelling units above. Twelve of these dwelling units provide two bedrooms and a den floor plans. Building H is seven storeys and positioned on the west side of the site adjacent to an undeveloped parcel intended for multi-residential development. This building provides retail uses on the main floor and **90** dwelling units, **including 12 two-bedroom units** above. This building is designed as an independent living seniors-oriented housing. A common eating area is provided on the main level and dwelling units built are designed for accessibility.

One underground parkade serves both buildings with the ramp access on the south side of Building G.

The south site borders on a future public park that will be dedicated as part of the subdivision underway for this parcel. Building H provides additional at grade detail with a canopy and landscaping provided adjacent to the future public park. Doors from the communal dining area open onto this space to allow for some activation.

Landscaping and Public Realm

The public realm for this development provides a 2.88 metres sidewalk width adjacent to a multi-use pathway that runs along 88 Avenue NE and 52 Street NE. The interface between public and private space is marked by planter beds containing shrubs and perennials. Street trees will be provided which include American and Brandon Elm.

Two plazas are provided within Phase 1. The north plaza is a hardscaped amenity space with planters containing shrubs and perennials. A trellis provides a protected area for seating and gathering. A row of trees and shrubs screen parking located west of the plaza.

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Bylaw Relaxations		
Regulation	Standard	Provided
655,13 Building Height (max.)	(3) Where a parcel shares a property line with a street or a parcel designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum building height referenced in subsection (1) or (2) is reduced to 10.0 metres measured from grade within 4.0 metres of that shared property line.	<p>Plans indicate portions building G project into the required height step back on the North and East elevations.</p> <p>Plans indicate portions of building H projects into the required height step back on the North elevation.</p> <p><i>Administration supportive of relaxation.</i></p>

Social, Environmental, Economic (External)

The proposed development is anticipated to contribute to the city's commercial economy and provide additional housing options to citizens.

High efficiency appliances, washroom fittings, and furnaces in addition to daylight sensors will be used to reduce the energy and water consumption for the proposed project.

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

Risk Assessment

There are no significant risks for The City with the proposed development.

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REASON(S) FOR RECOMMENDATION(S):

The proposed development meets the intent of City policies, specifically, the proposal is consistent with the overarching policies of the *Municipal Development Plan* and conforms to the intent and direction of the *Saddle Ridge Area Structure Plan*. The proposed development provides additional residential and commercial opportunities as well as improves pedestrian and street connectivity which will support future development in Cell D. This development meets the intent of the Land Use Bylaw, with supportable relaxations.

ATTACHMENT(S)

1. Development Permit Drawings
2. Conditions of Approval
3. Community Association Letter
4. Urban Design Review Panel Comments and Applicant Response
5. DC Direct Control District Bylaw 351D2017

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