



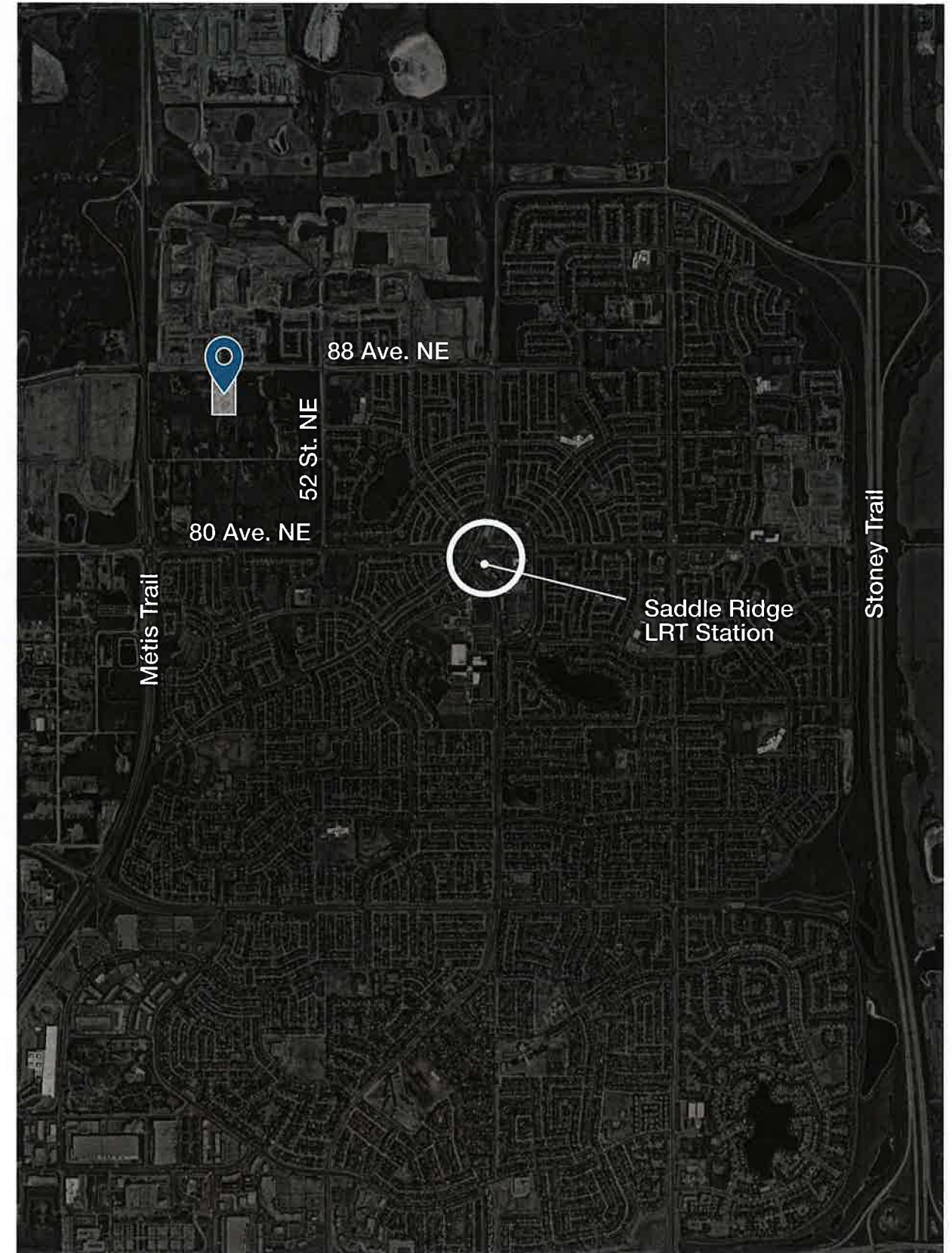
SADDLE RIDGE LAND USE AMENDMENT

Council Presentation

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.22 CPC2021-0188
Distribution
CITY CLERK'S DEPARTMENT

Site Location

- Located in the Community of Saddle Ridge, just south of the 88 Ave. NE corridor with close access to Métis Trail.
- Part of Cell D in the Saddle Ridge ASP.
- Approximately 2km away from the Saddle Ridge LRT Station.



Land Use Proposal

The proposed land use recognizes the City's broader objectives for Saddle Ridge by enabling a form of neighbourhood commercial activity not currently provided in the area, and will be located in an appropriate place.

Proposed Land Use: C-N2

- Commercial - Neighbourhood 2 District (C-N2) is characterized primarily by smaller-scale commercial developments, including those with motor vehicle access.
- Maximum height is 10.0m.
- Does not require residential development.

Existing Land Use: M-X2

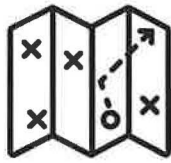
- Multi-Residential, Medium Profile Support Commercial (M-X2) is characterized primarily by multi-residential development with commercial multi-residential uses.
- Maximum height is 16.0m
- Minimum density in M-X2 is 60 units per hectare. This would require at least 34 units on this site.

Rationale

- The M-X2 residential product is difficult to bring to market in Saddle Ridge due to the community's sociocultural differences relative to the City as a whole.
- Single-detached dwellings provide a better avenue for achieving density in Saddle Ridge due to these sociocultural differences. Multigenerational homes cannot be supported through M-X2's apartment-style housing.
- Additionally, the additional commercial uses afforded by the C-N2 district enable a form of development that is presently under-supplied throughout the North East.

Land Use Proposal

The proposed land use redesignation is intended to enable a range of C-N2 specific land uses that currently under-supplied in the vicinity.



Repositions the site to better meet the needs of the community.



Supports commercial economic recovery in the Saddle Ridge neighbourhood.



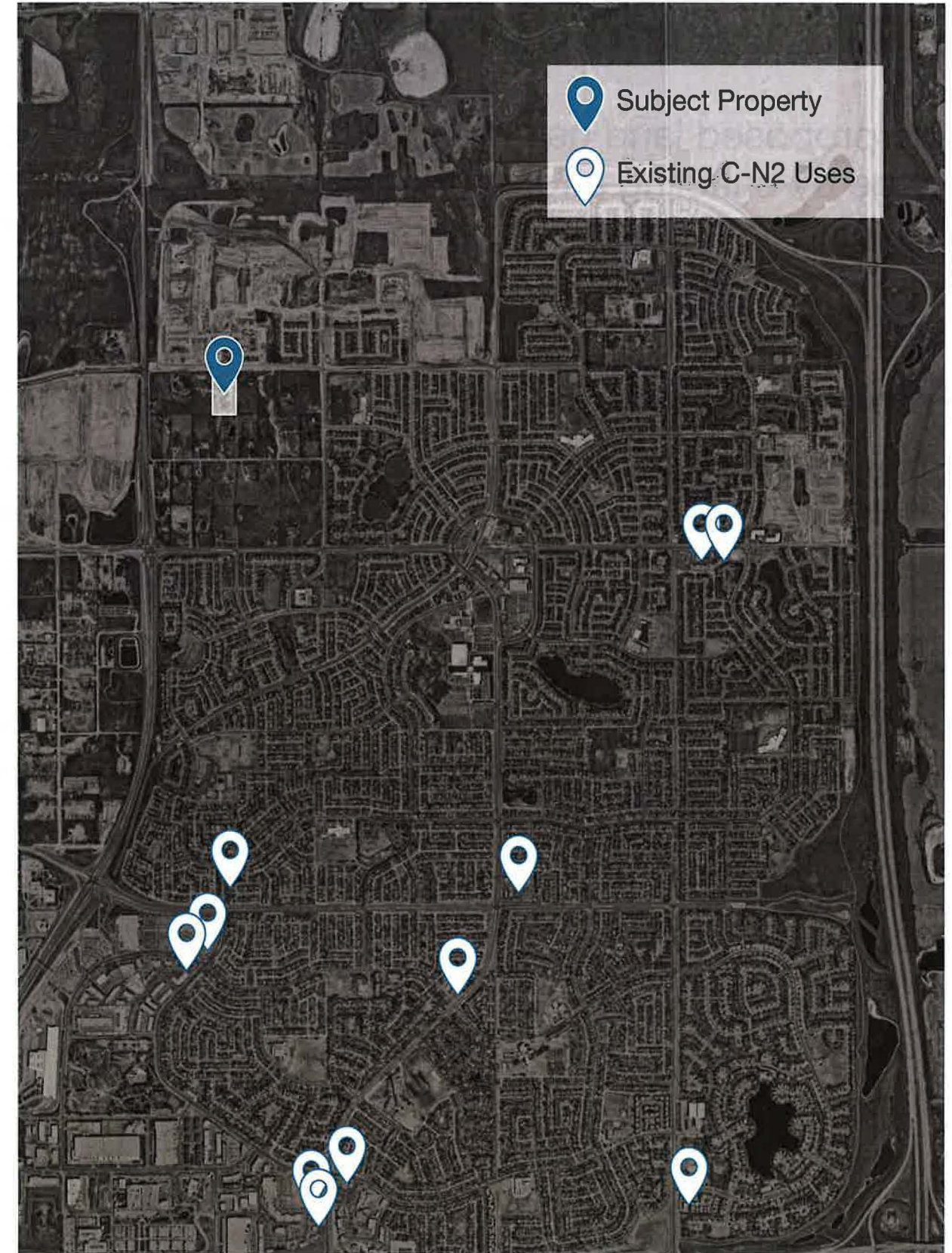
Provides a neighbourhood commercial typology that is not accommodated for in the nearby vicinity.



Places commercial uses adjacent to parks and institutional uses, a community entrance point, and along a collector road, as supported by the ASP.



Increases employment opportunities near residential areas and major transportation corridors.



Community Outreach

Despite the challenges of Covid-19, a comprehensive engagement campaign was undertaken.



Community Association
Land Use Committee
Support

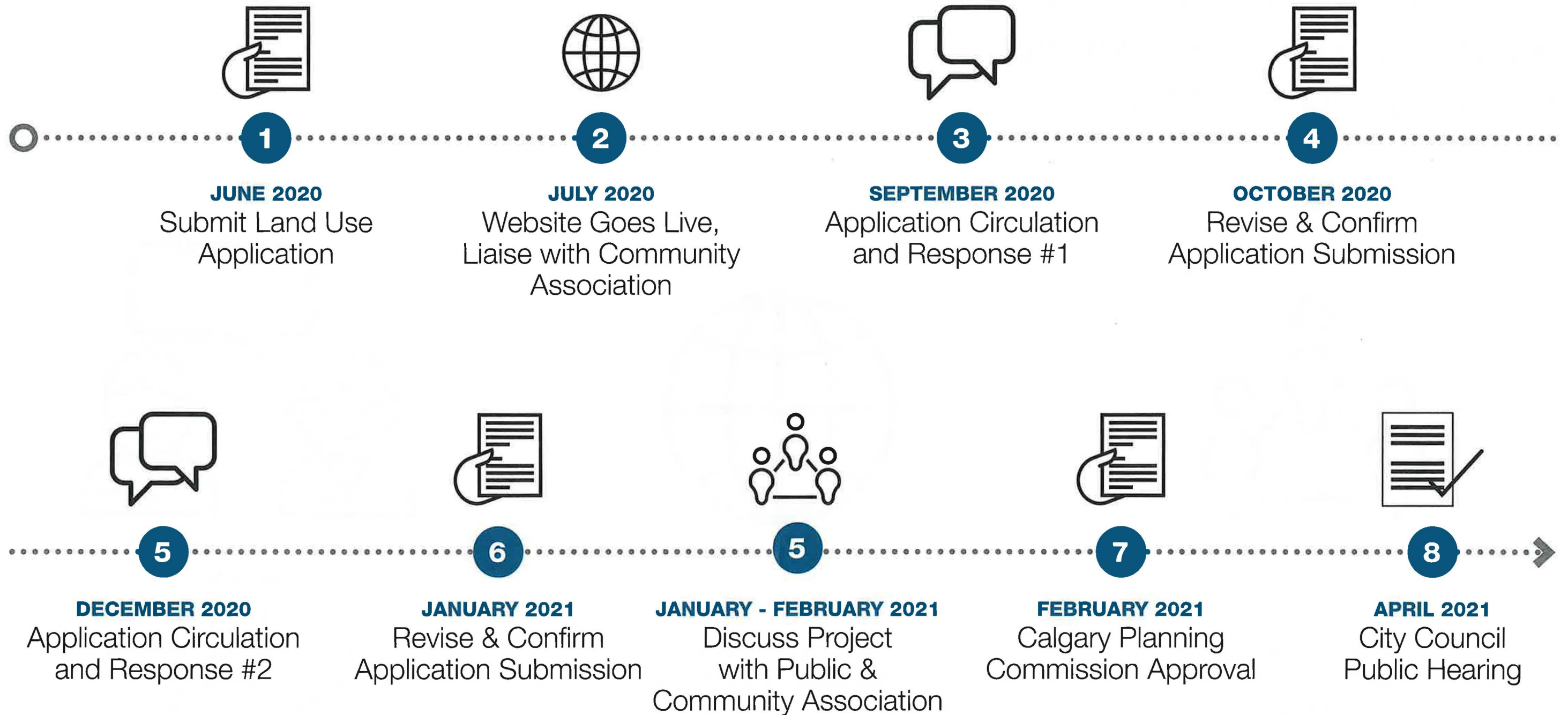


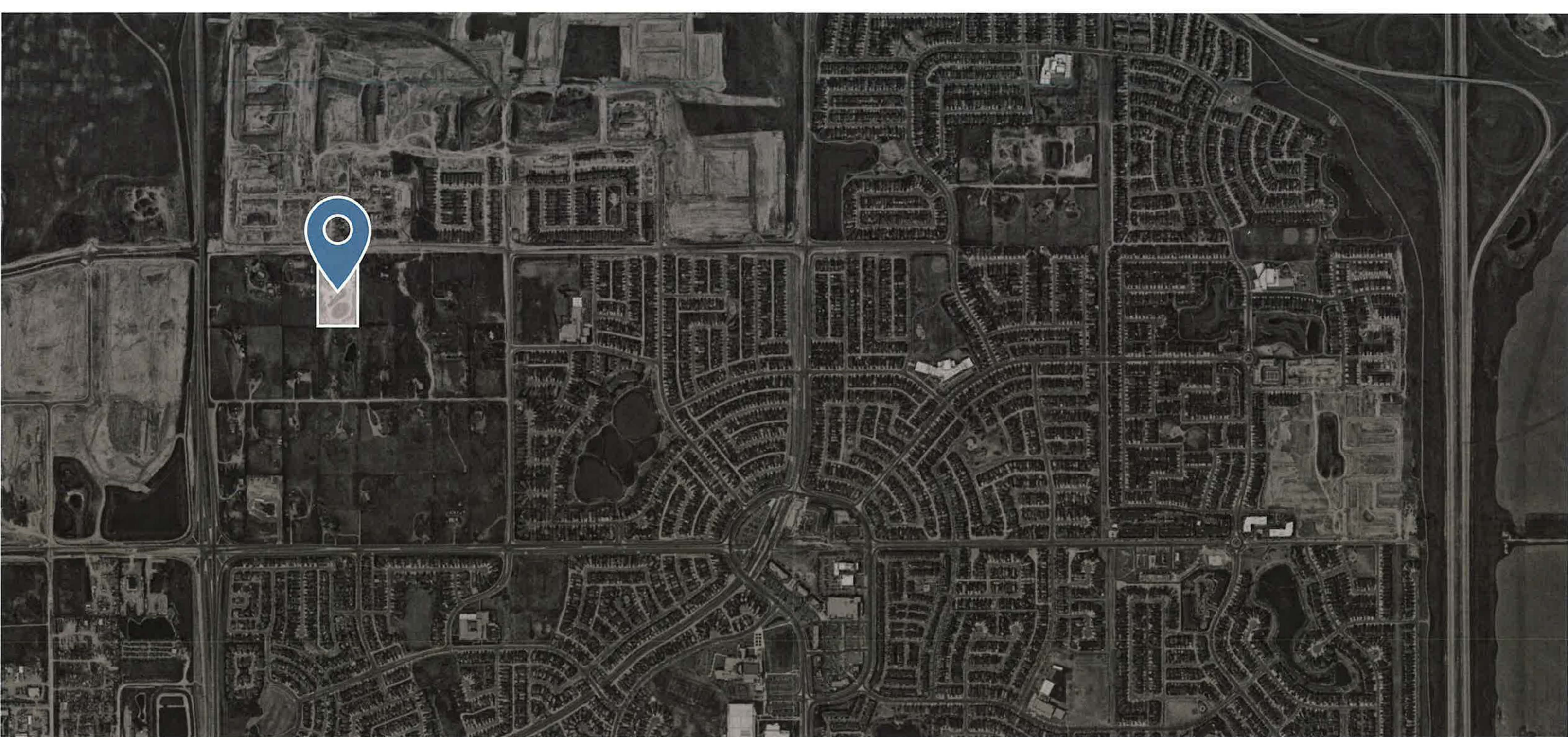
Project Website
Explaining the Project



10
Letters of Public Support
from Community
Conversations

Project Timeline





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