

Calgary



Calgary Planning Commission

Agenda Item: 7.2.1

1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 22 2021

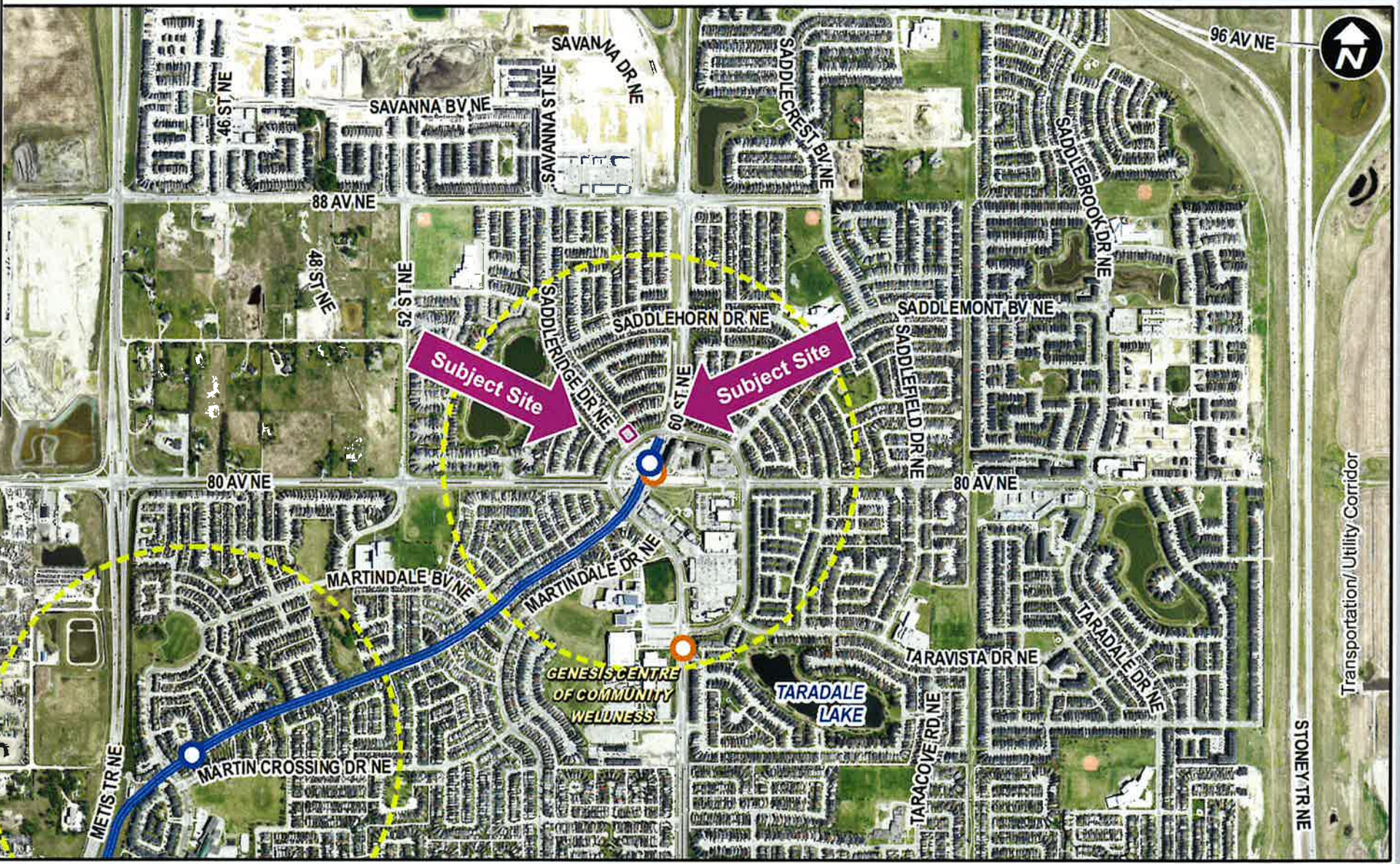
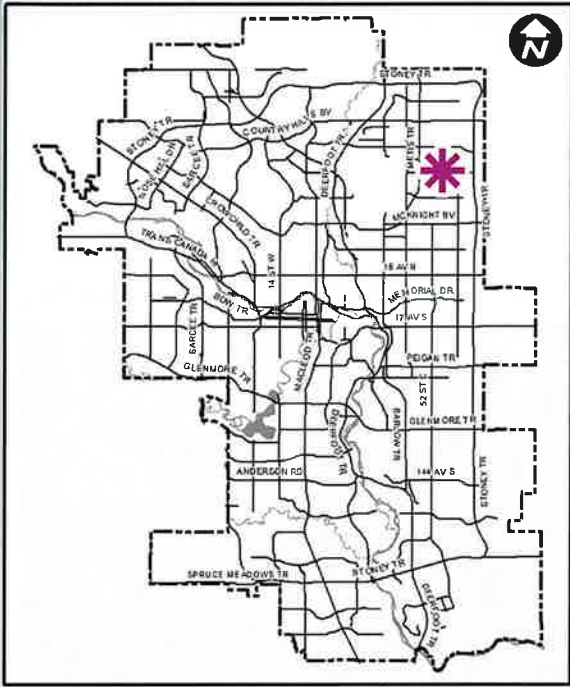
ITEM: 7.2.1 - CPC 2021 - 0339
Distrib - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0003
Land Use Amendment
July 22, 2021



Parcel Size:

0.12 ha
32m x 39m



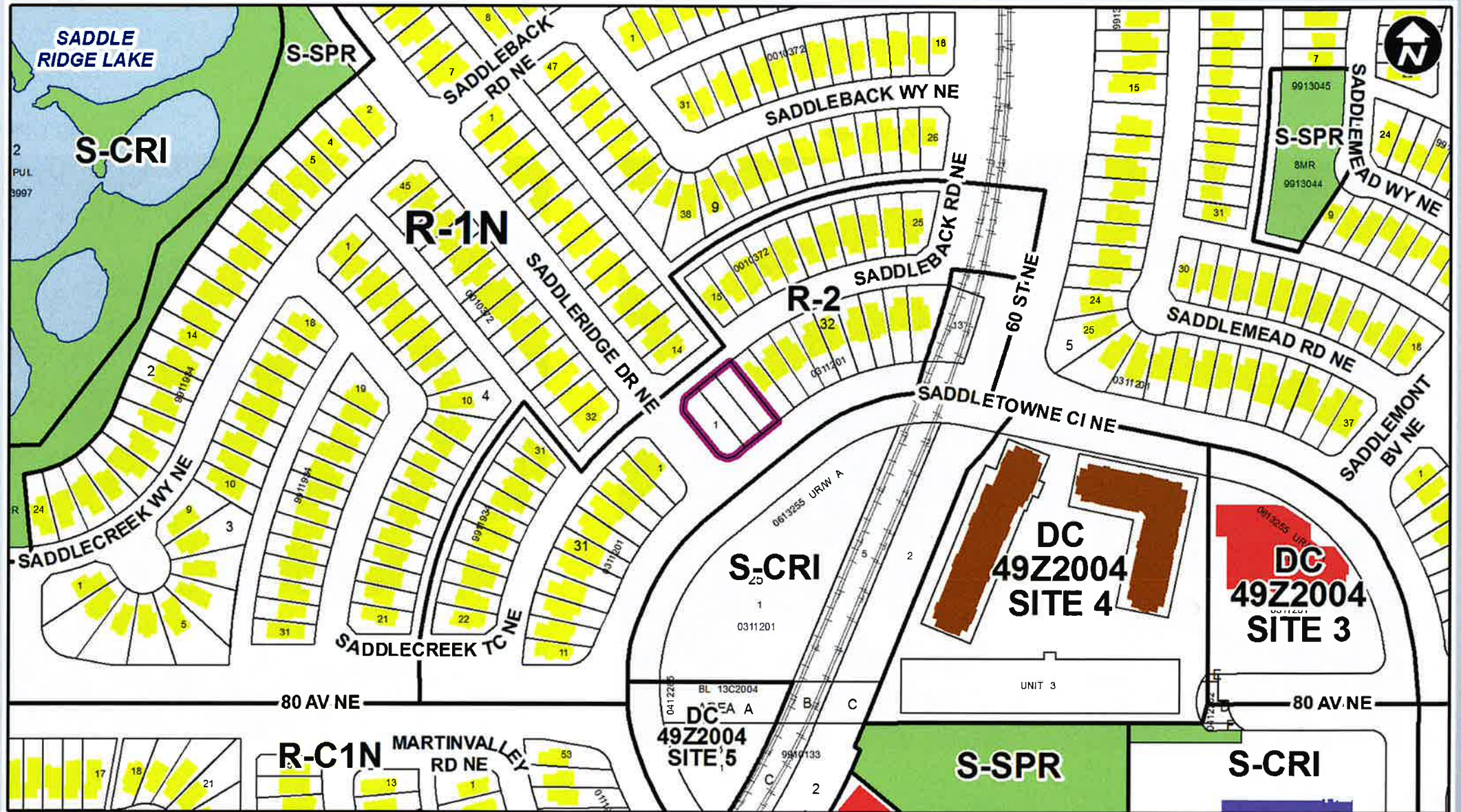
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



View of Saddletowne LRT station looking east from subject site



View of Saddle Ridge Town Centre looking south



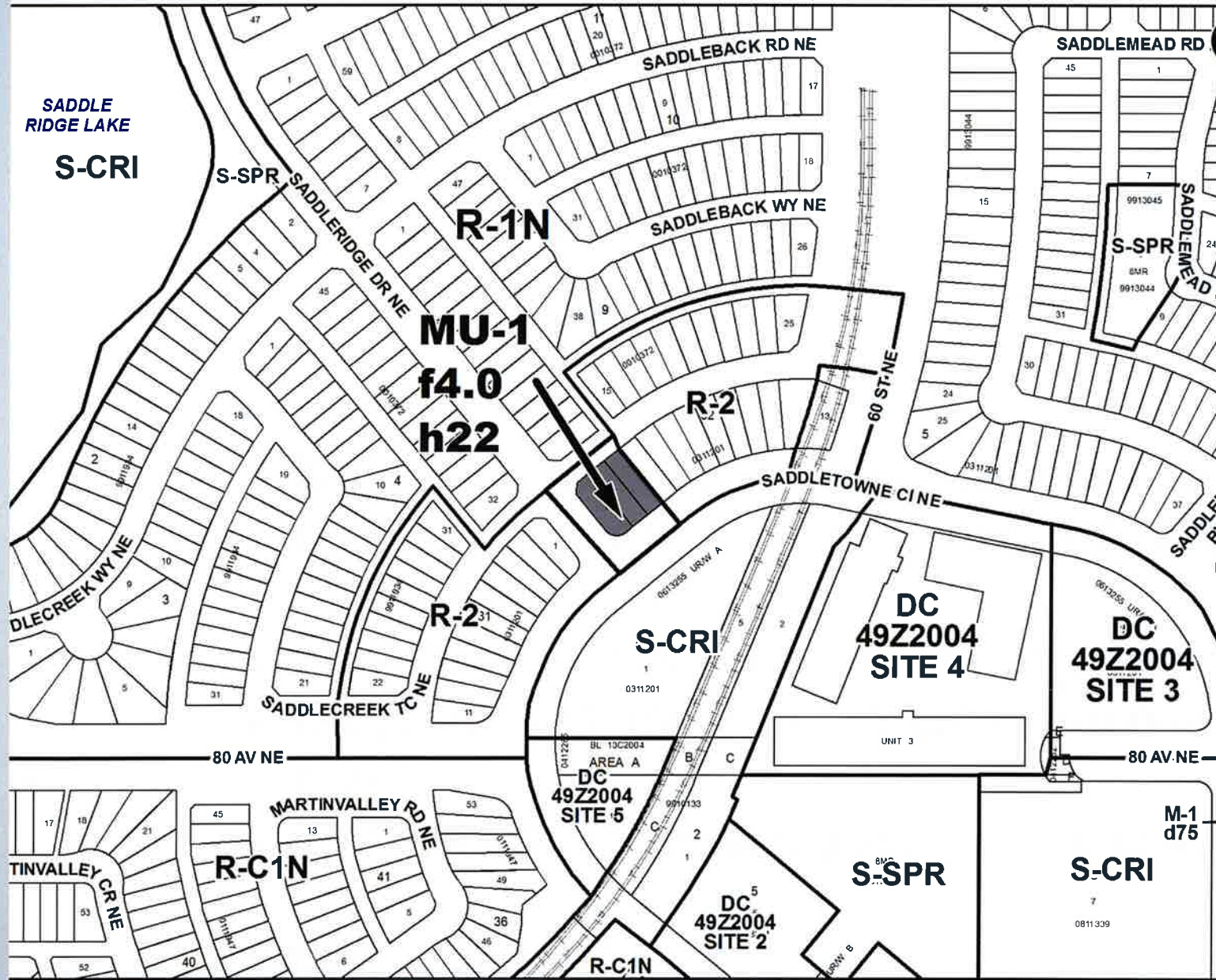
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Existing Dwelling On Subject Site



Vacant Residential Lots On Subject Site



Proposed MU-1 District:

- Allows for a mix of residential and commercial development;
- Responds to local context by establishing max building height

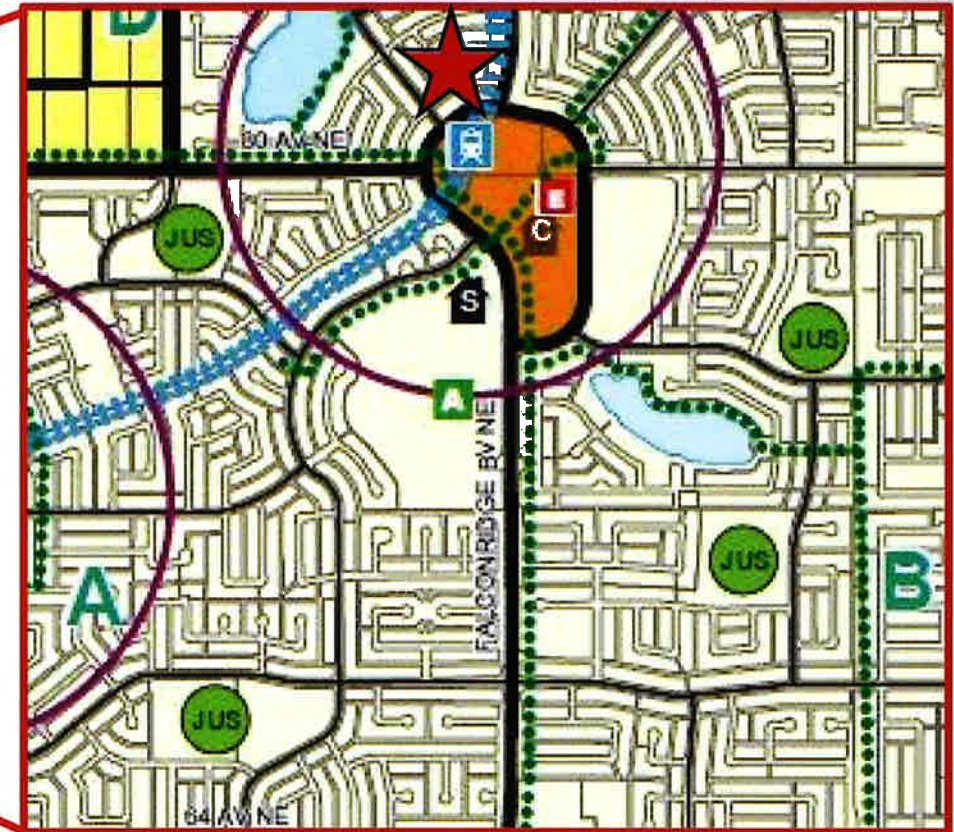
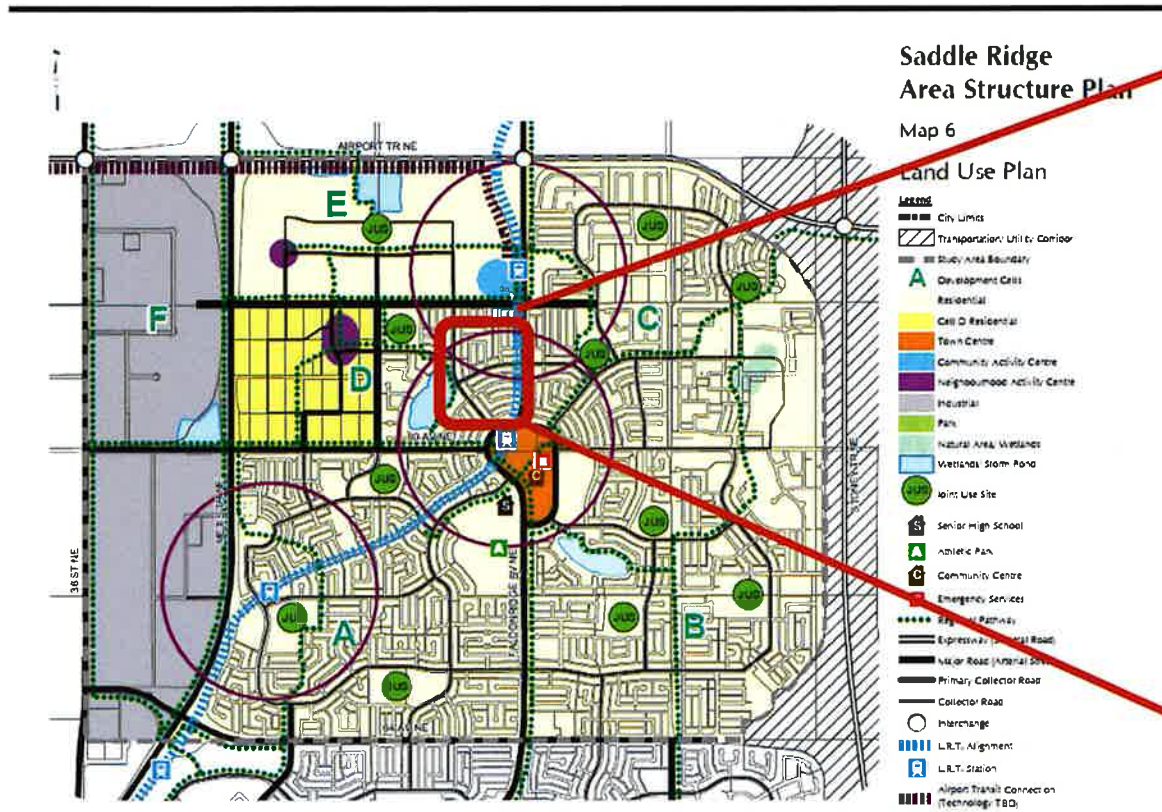
Public Response

- 27 letters of opposition from the public with concerns over:
 - traffic and the ability to exit the community;
 - the density of the development being too high next to detached housing;
 - potential shadowing on adjacent properties;
 - parking for tenants and patrons of the commercial complex.
- Community Association responded to circulation.
- Engagement ongoing.

Applicant Led Engagement

- Dashmesh Culture Centre (DCC) Leadership Committee delivered 10,000 letters to nearby residences, businesses, and adjacent communities;
- Held a two-day open house at the DCC and received 500 signatures in support of the application;
- Engagement ongoing.

SADDLERIDGE AREA STRUCTURE PLAN



 Subject Parcel

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for redesignation of 0.12 hectares 0.12 hectares \pm (0.33 acres \pm) located at 198, 202 and 206 Saddleback Road NE (Plan 0311201, Block 32, Lots 1 to 3) from Residential One / Two Dwelling (R-2) District to Mixed Use - General (M-U1 f4h22) District.

Supplementary Slides











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**DASHMESH CULTURE CENTRE
TRANSITIONAL HOUSING**
CALGARY, ALBERTA

Site Plan

Sheet **DP-1.0**





