

Calgary



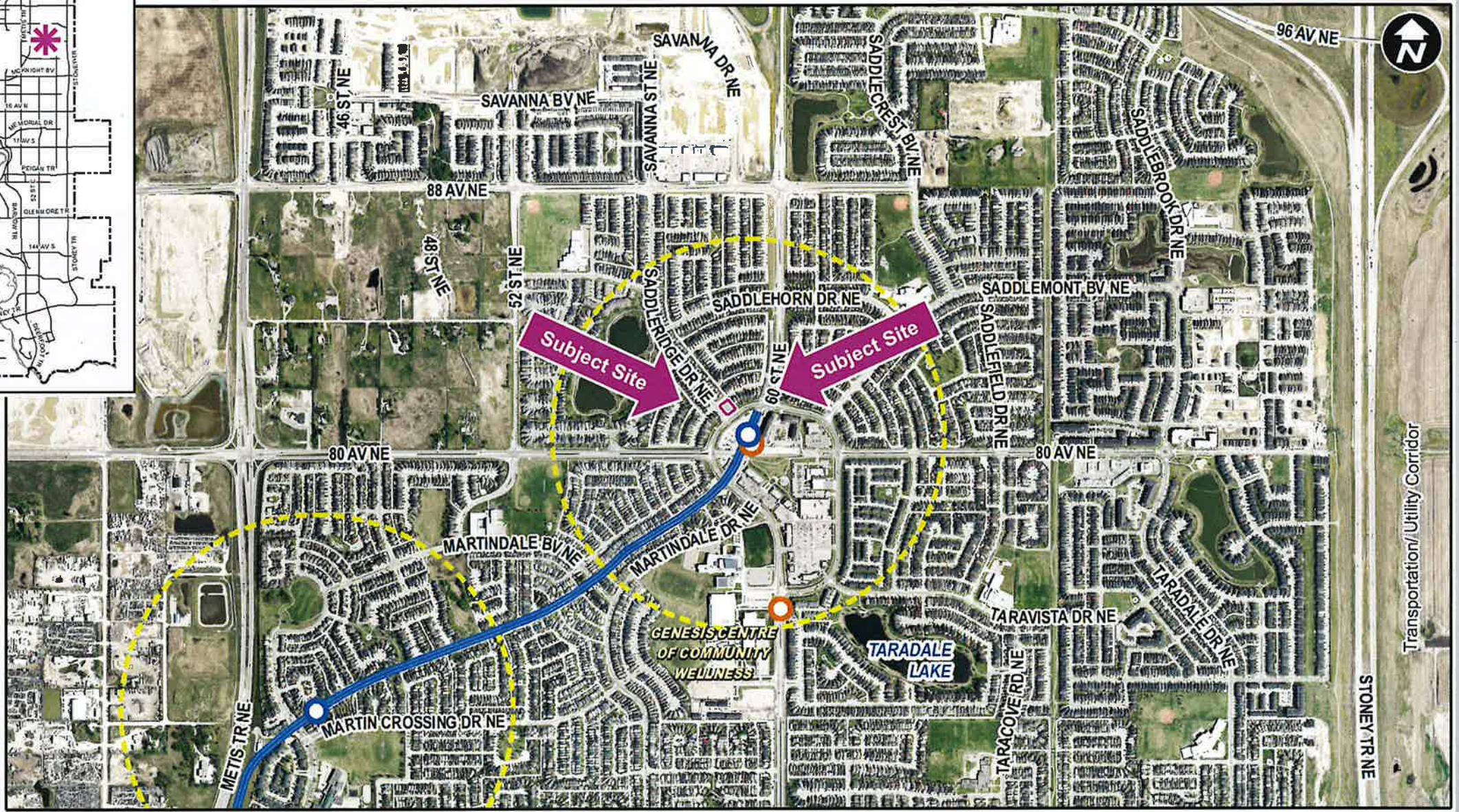
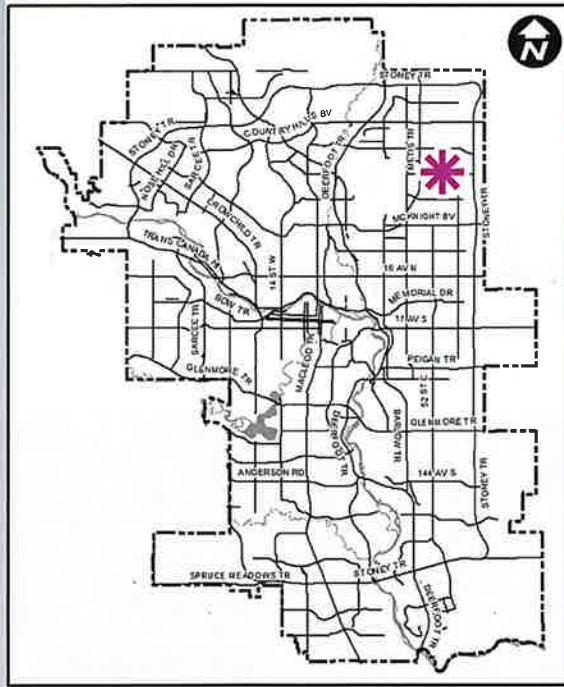
Public Hearing of Council

Agenda Item: 8.1.9

1



LOC2021-0003
Land Use Amendment
September 13, 2021

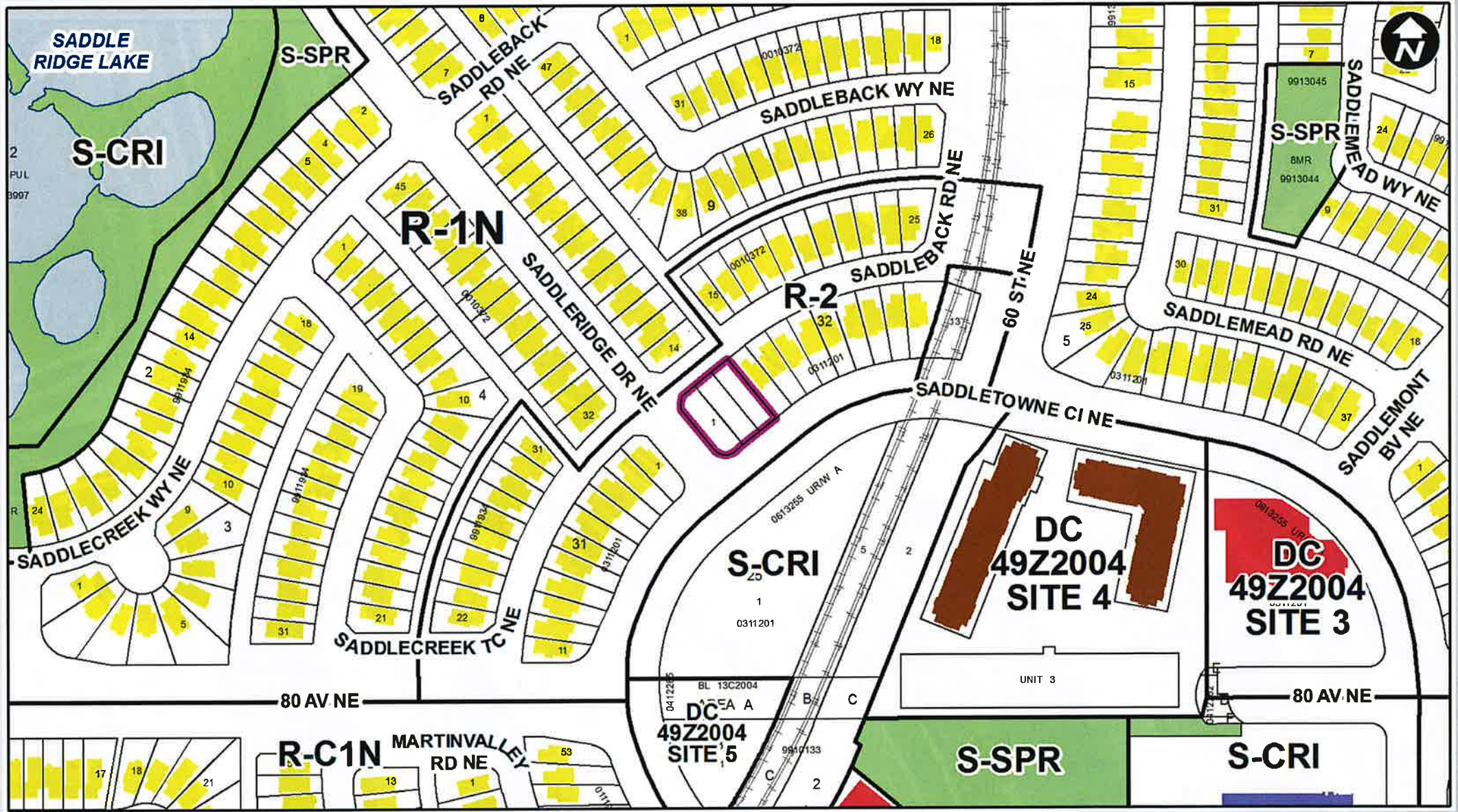


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

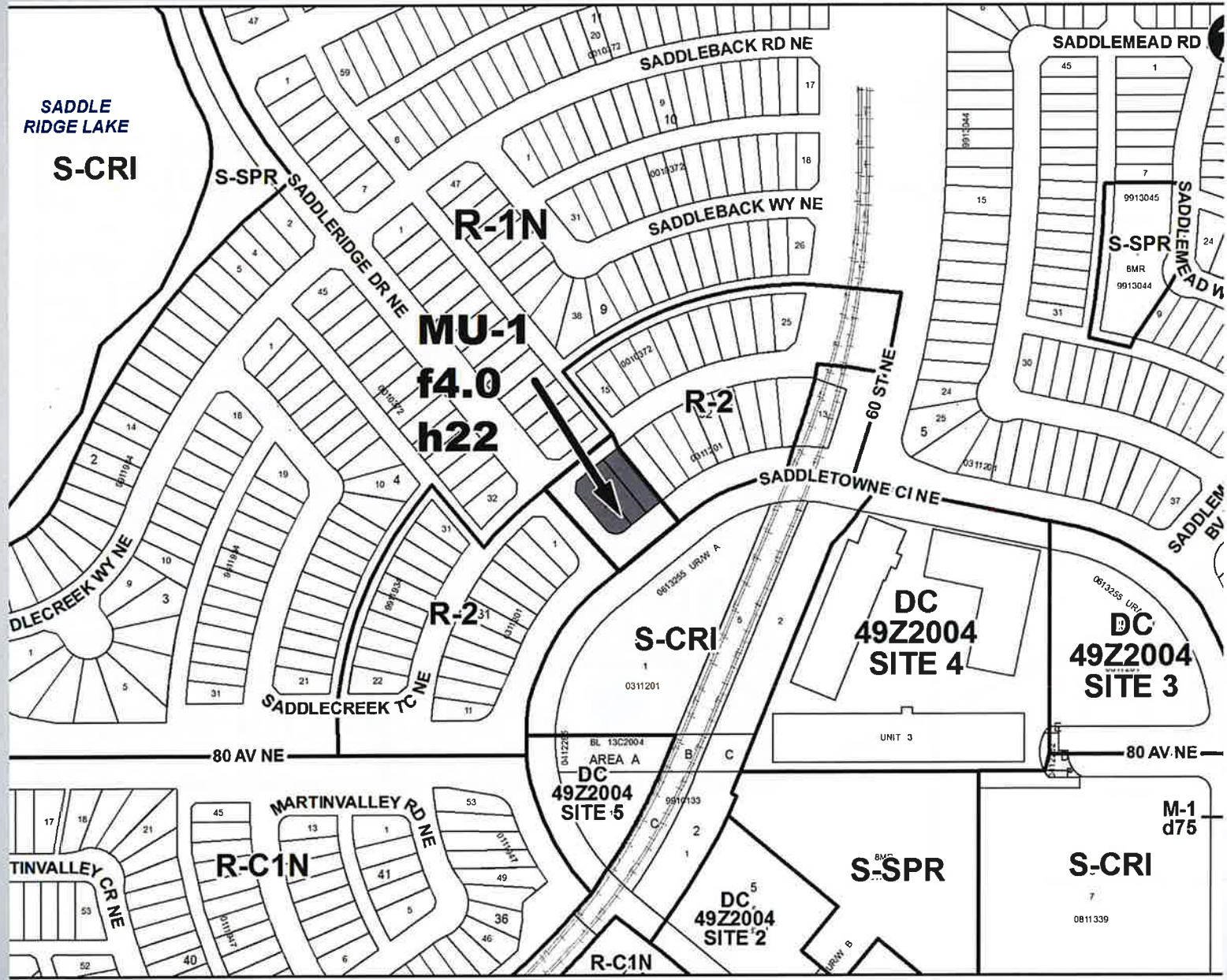


Parcel Size:

**0.12 ha
32m x 39m**



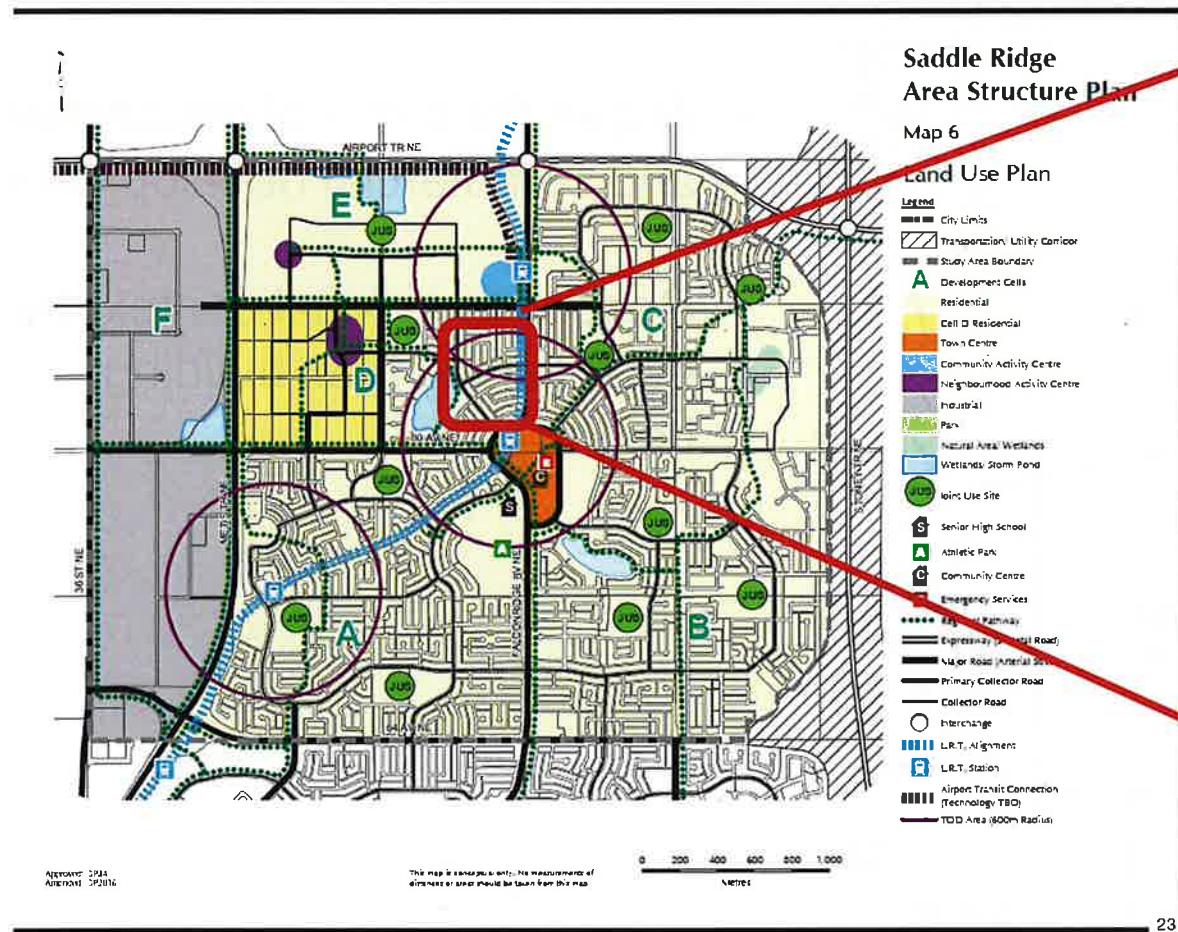
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary




Proposed MU-1 District:

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

SADDLERIDGE AREA STRUCTURE PLAN



 Subject Parcel

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 139D2021** for the redesignation of 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



Existing Dwelling On Subject Site



Vacant Residential Lots On Subject Site

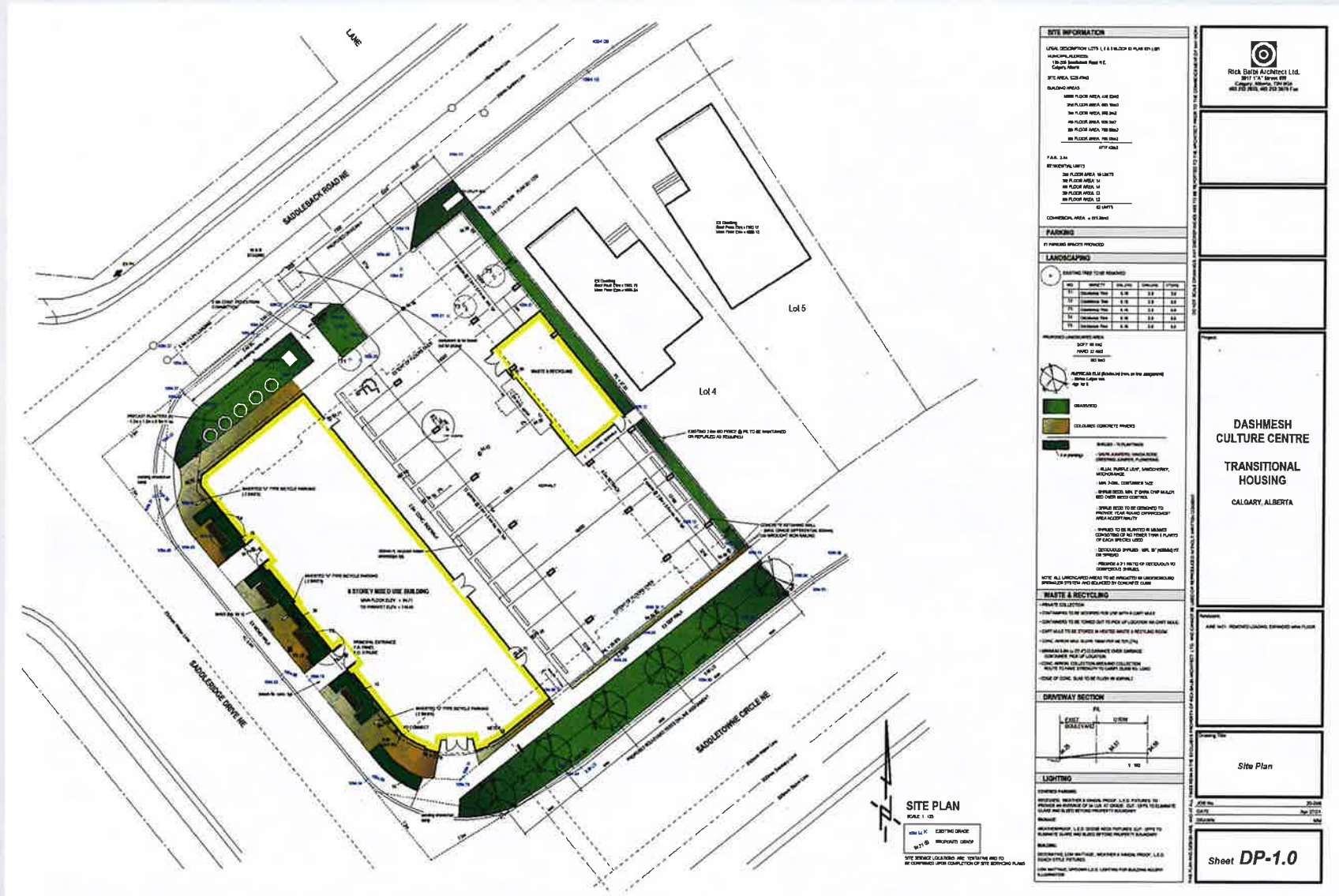


View of Saddletowne LRT station looking east from subject site



View of Saddle Ridge Town Centre looking south

DP2021-0272 – Site Plan



SITE INFORMATION

UNL. DESCRIPTION LOTS 4 & 5 BLDG IN PLAN 90% LOT

MAILING ADDRESS
13020 Saddlegate Road NE
Calgary, Alberta

SITE AREA 125.70 MG

BUILDING AREAS

BASE FLOOR AREA, 1st FLOOR	34,820 SQ FT
2ND FLOOR AREA, 2ND FLOOR	34,820 SQ FT
3RD FLOOR AREA, 3RD FLOOR	34,820 SQ FT
4TH FLOOR AREA, 4TH FLOOR	34,820 SQ FT
5TH FLOOR AREA, 5TH FLOOR	34,820 SQ FT
6TH FLOOR AREA, 6TH FLOOR	34,820 SQ FT
7TH FLOOR AREA, 7TH FLOOR	34,820 SQ FT
8TH FLOOR AREA, 8TH FLOOR	34,820 SQ FT
9TH FLOOR AREA, 9TH FLOOR	34,820 SQ FT
10TH FLOOR AREA, 10TH FLOOR	34,820 SQ FT

AREA TOTAL 348,200 SQ FT

F.A.A. 2.4

STORY INFORMATION

BASE FLOOR AREA, 1st FLOOR	34,820 SQ FT
2ND FLOOR AREA, 2ND FLOOR	34,820 SQ FT
3RD FLOOR AREA, 3RD FLOOR	34,820 SQ FT
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10TH FLOOR AREA, 10TH FLOOR	34,820 SQ FT

COMMERCIAL AREA - 170,000 SQ FT

PARKING

51 PARKING SPACES PROVIDED

LANDSCAPING

LANDSCAPING TABLE

NO.	DESCRIPTION	AREA	DEPTH	PLANT	NOTES
1	LANDSCAPING	10.0	2.0	1.0	
2	LANDSCAPING	10.0	2.0	1.0	
3	LANDSCAPING	10.0	2.0	1.0	
4	LANDSCAPING	10.0	2.0	1.0	
5	LANDSCAPING	10.0	2.0	1.0	

WASTE & RECYCLING

- RECYCLE COLLECTION
- CONTAINERS TO BE PROVIDED FOR RECYCLING AND OTHER WASTE
- CONTAINERS TO BE TOOK OUT TO PICK UP LOCATION REGULARLY
- WASTE TO BE STORED IN HEATED WASTE & RECYCLING ROOM
- ROOMS TO BE PROVIDED FOR WASTE STORAGE
- COMPACTORS TO BE PROVIDED FOR WASTE STORAGE
- WASTE TO BE STORED IN HEATED WASTE & RECYCLING ROOM
- WASTE TO BE STORED IN HEATED WASTE & RECYCLING ROOM

DRIVEWAY SECTION

LIGHTING

NOTES

- CONSULT WITH LOCAL AUTHORITY FOR ALL REGULATORY REQUIREMENTS
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DASHMESH CULTURE CENTRE TRANSITIONAL HOUSING CALGARY, ALBERTA

Site Plan

Sheet DP-1.0

DP2021-0272 – Development Rendering



DP2021-0272 – Development Rendering



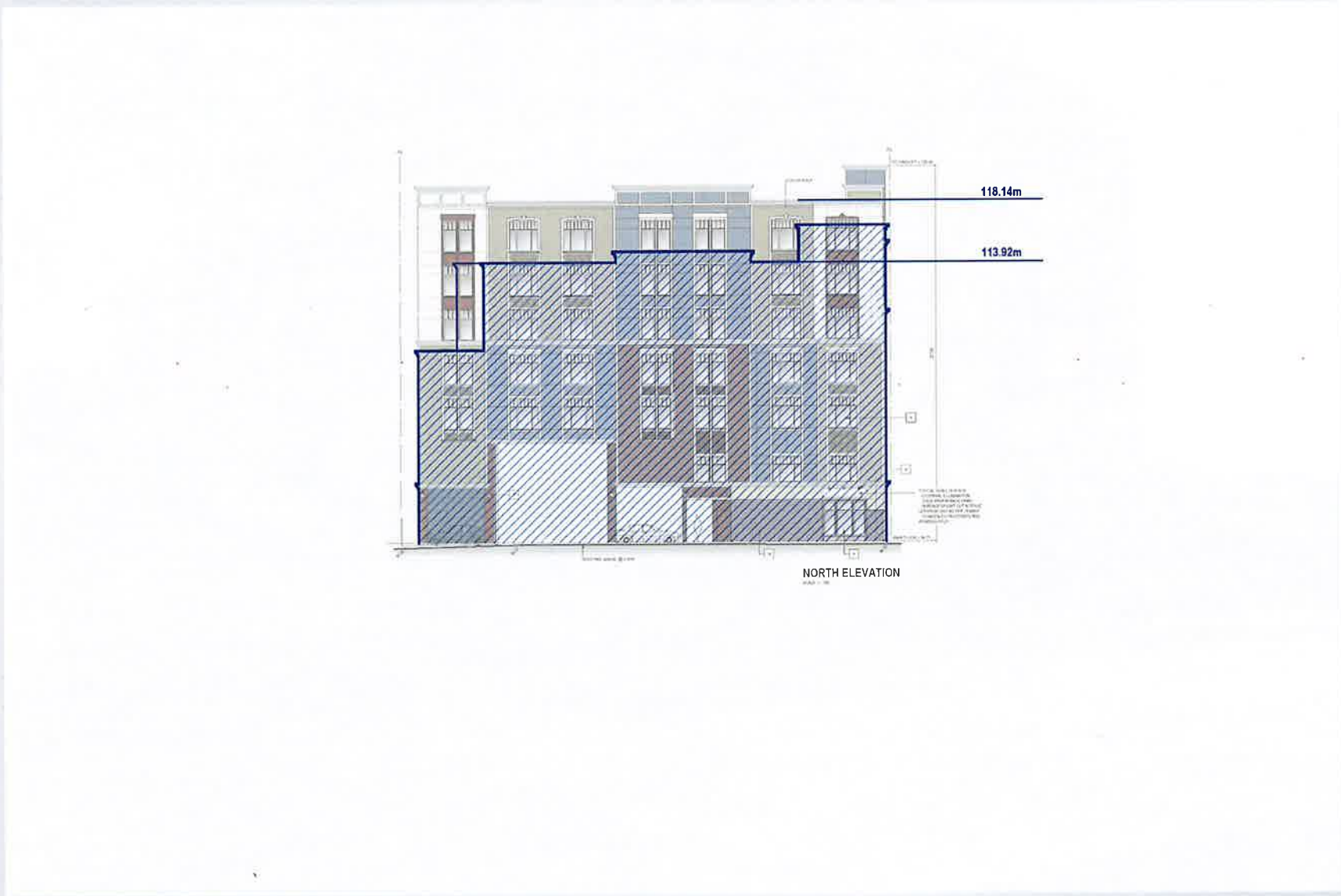
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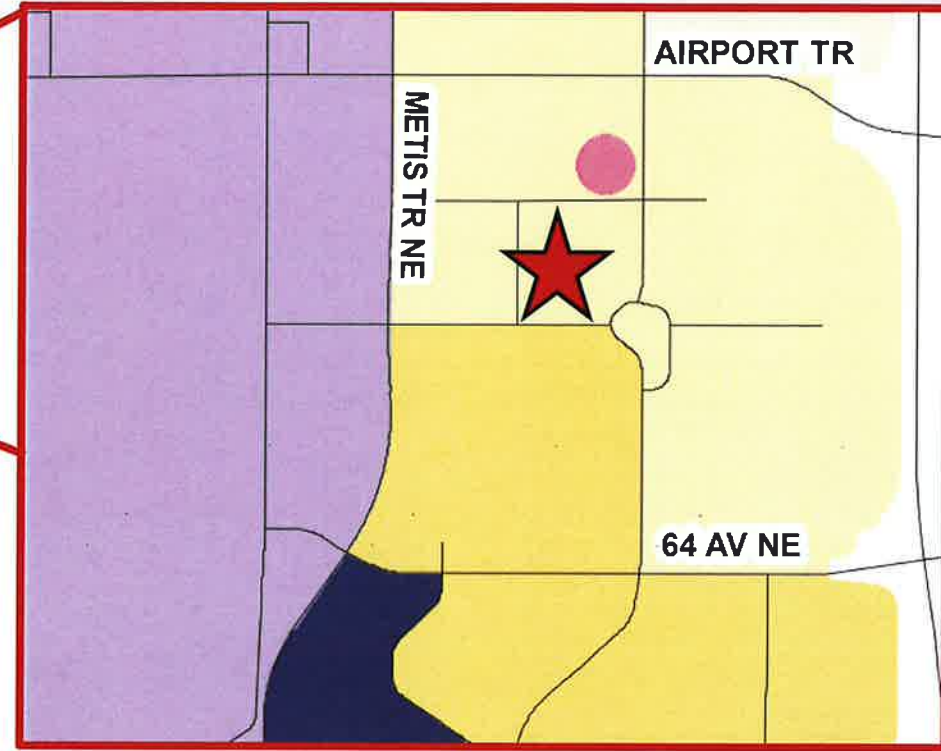
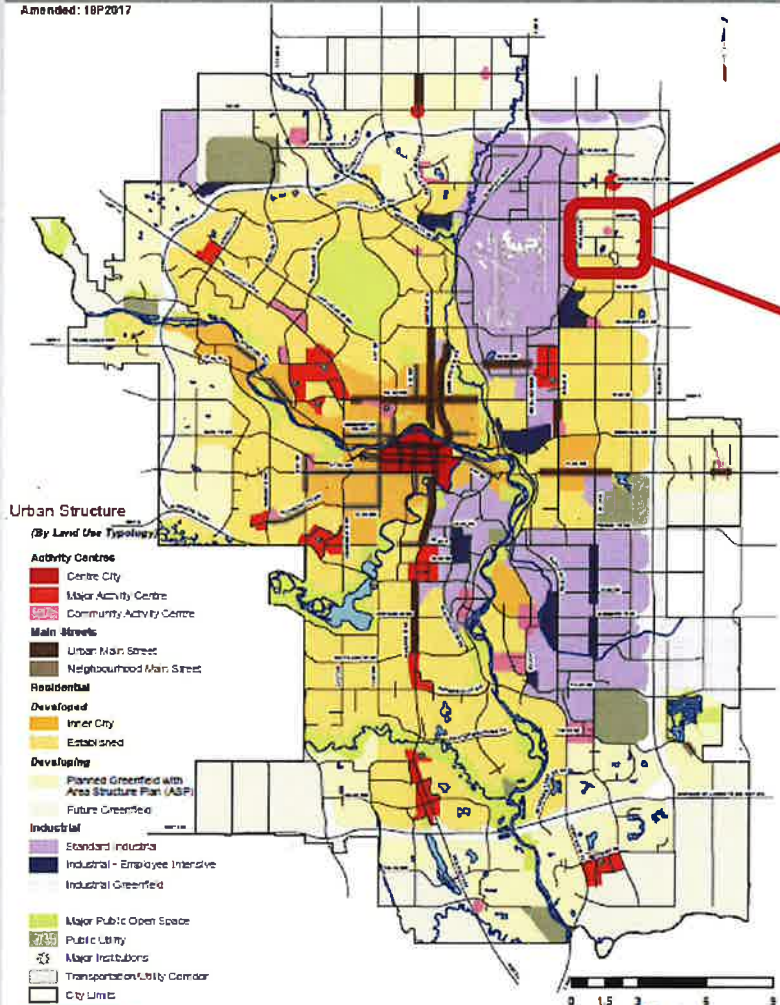


DP2021-0032 - Development Rendering



MUNICIPAL DEVELOPMENT PLAN

Amended: 18P2017



1 Urban Structure

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This map represents a conceptual and use structure and transportation networks for the city as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental assessment, as well as the Main Financial Committee of the City of Calgary, must be consulted before any kind of City investment decisions are made.