

Applicant Submission

Applicant's Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Emily Kloppenburg

Date:

January 19 2023

The subject site includes 5111 and 5123 85th Ave NE. located in Cell D in NE Calgary's developing Saddle Ridge community. The site is located at the intersection of the future 85th Ave and 48 St NE south of a proposed regional pathway with approved commercial uses to the north and approved multi family residential to the east and west. The lands south of the subject site across 84th Ave NE are currently designated as S-FUD.

The local area plan providing direction on the development of the subject site is the Saddle Ridge Area Structure Plan (ASP). The site falls within the southeast corner of the Neighbourhood Activity Centre (NAC) which is intended to provide a concentration of higher density housing, transit stops and transit supportive uses.

The subject site is approximately 0.42 ha and is designated as Multi-Residential -Medium Profile Support Commercial (M-X2) under the City of Calgary Land Use Bylaw 1P2007. The M-X2 district is intended for multi-residential development with supportive commercial uses.

The builder is intending to construct a 74-unit multi-family rowhouse development on the subject site and the adjacent Multi-Residential- Medium Profile (M-2) parcel. Given that M-X2 requires commercial uses and M-2 does not, a redesignation to M-2 is required to support the proposed development. This redesignation application is accompanied by a Market Study that supports the reduction of commercial space on the properties and acknowledges that the current area of commercial space proposed elsewhere in the vicinity is sufficient.

In addition the the Market Study, a calculation was done showing a people and job intensity of 150/gdh.

The proposed development will benefit the Saddle Ridge community by:

- Contributing to a minimum 30% non-single detached housing in Cell D.
- Providing street oriented development that frames and activates the public realm.
- Providing a transition from the NAC to adjacent residential development.

The benefits of this proposed redesignation and subsequent development can be realized through the proposed land use application. In consideration, the support of Administration, Calgary Planning Commission and Council is respectfully requested.

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