

# PROPOSED LAND USE AMENDMENT IN SADDLE RIDGE LOC2023-0033

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PUBLIC HEARING  
CITY OF CALGARY

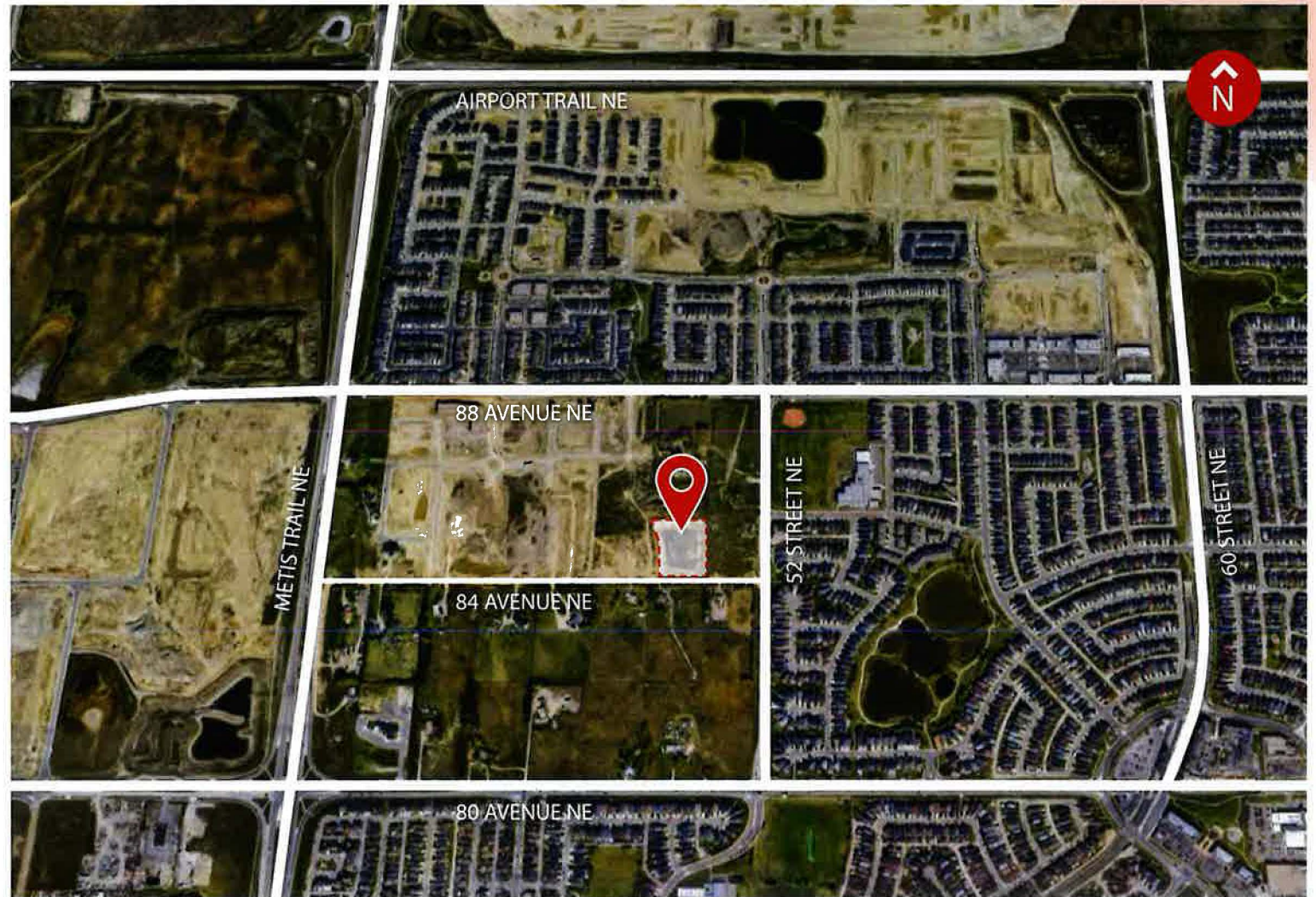
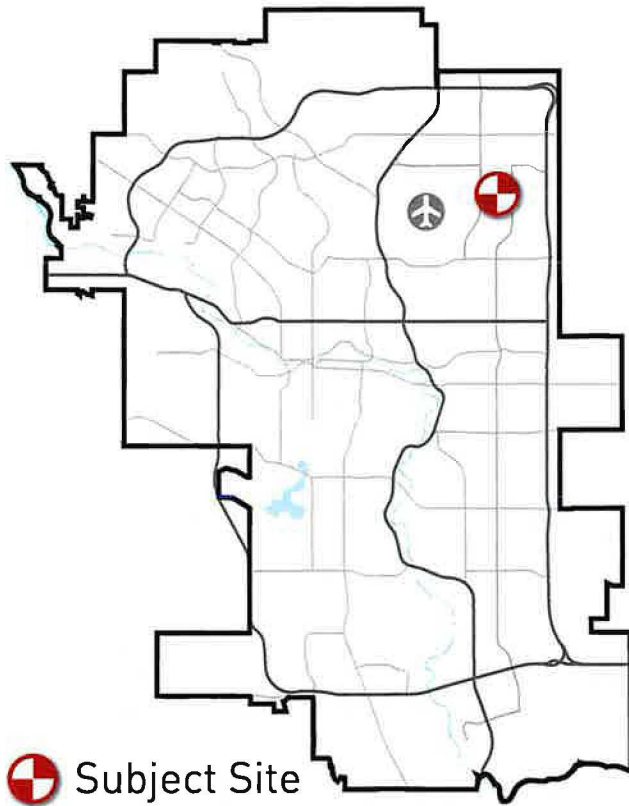


CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 25 2023  
ITEM: *72.3 CPC2023-0606*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT



JULY 25, 2023

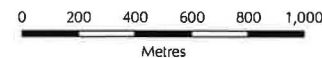
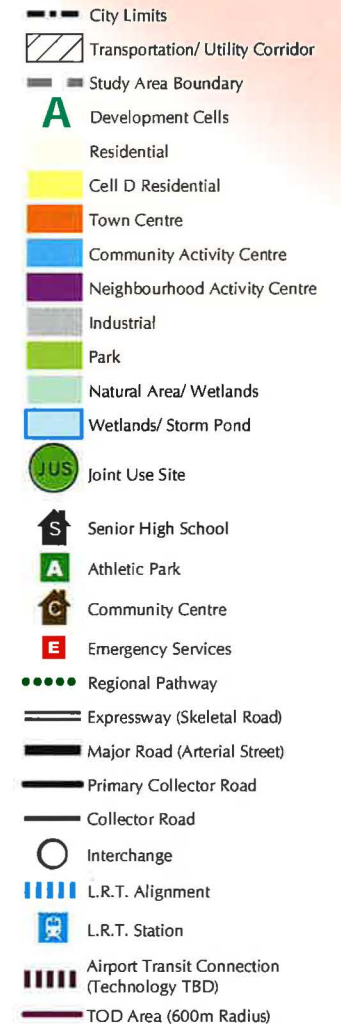
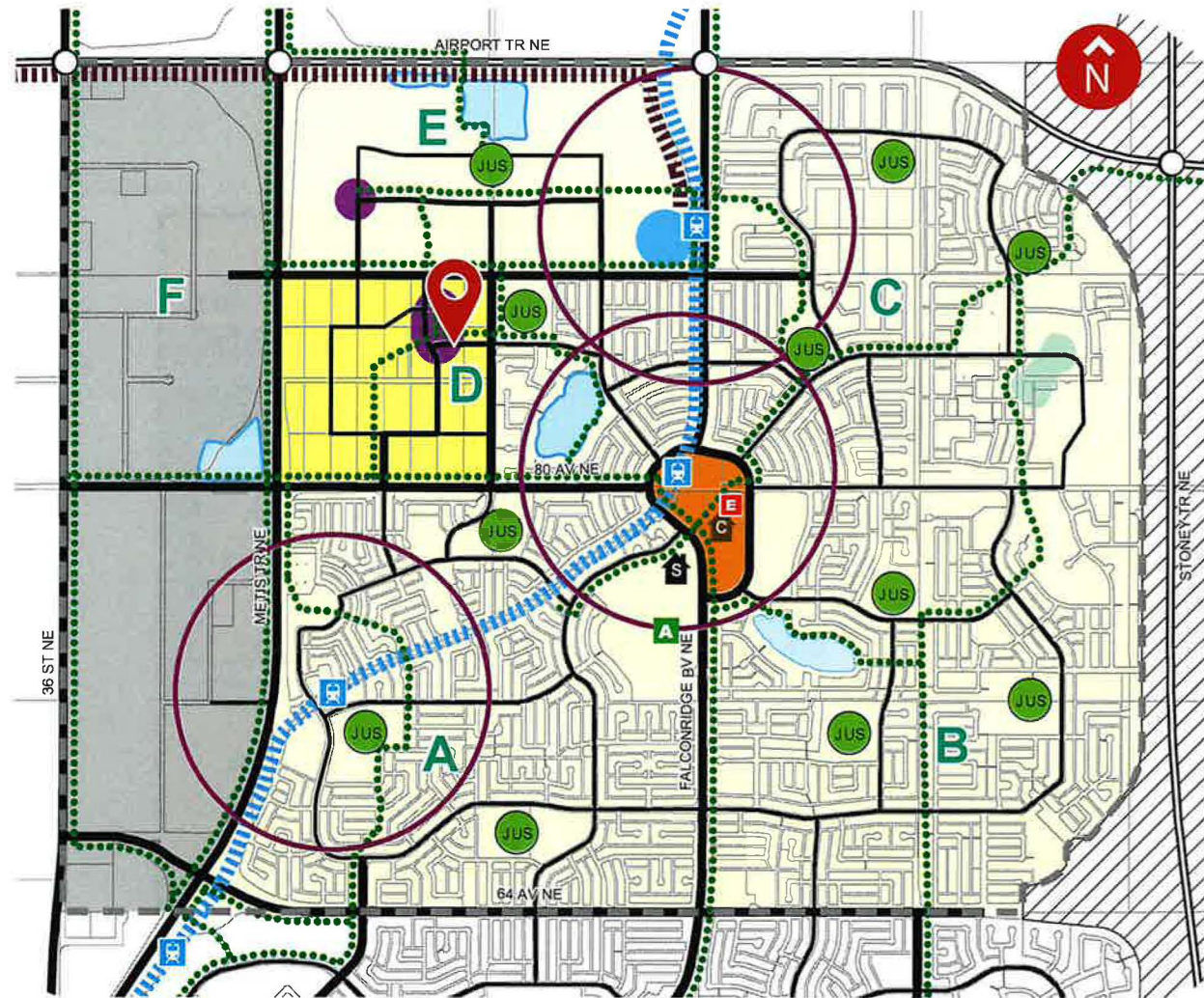
# SITE LOCATION



# SADDLE RIDGE AREA STRUCTURE PLAN (ASP)



- + Area Structure Plan is a Council approved document
- + Provides high level direction on the buildout of a community
- + Neighbourhood Activity Centres (NAC) provide transit stops, higher density housing, and transit supportive uses such as local commercial
- + NACs require a minimum intensity of 100 jobs and people/gdh and 30% non-single detached housing units.



This map is conceptual only. No measurements of distances or areas should be taken from this map.

# SADDLE RIDGE CELL D OUTLINE PLANS

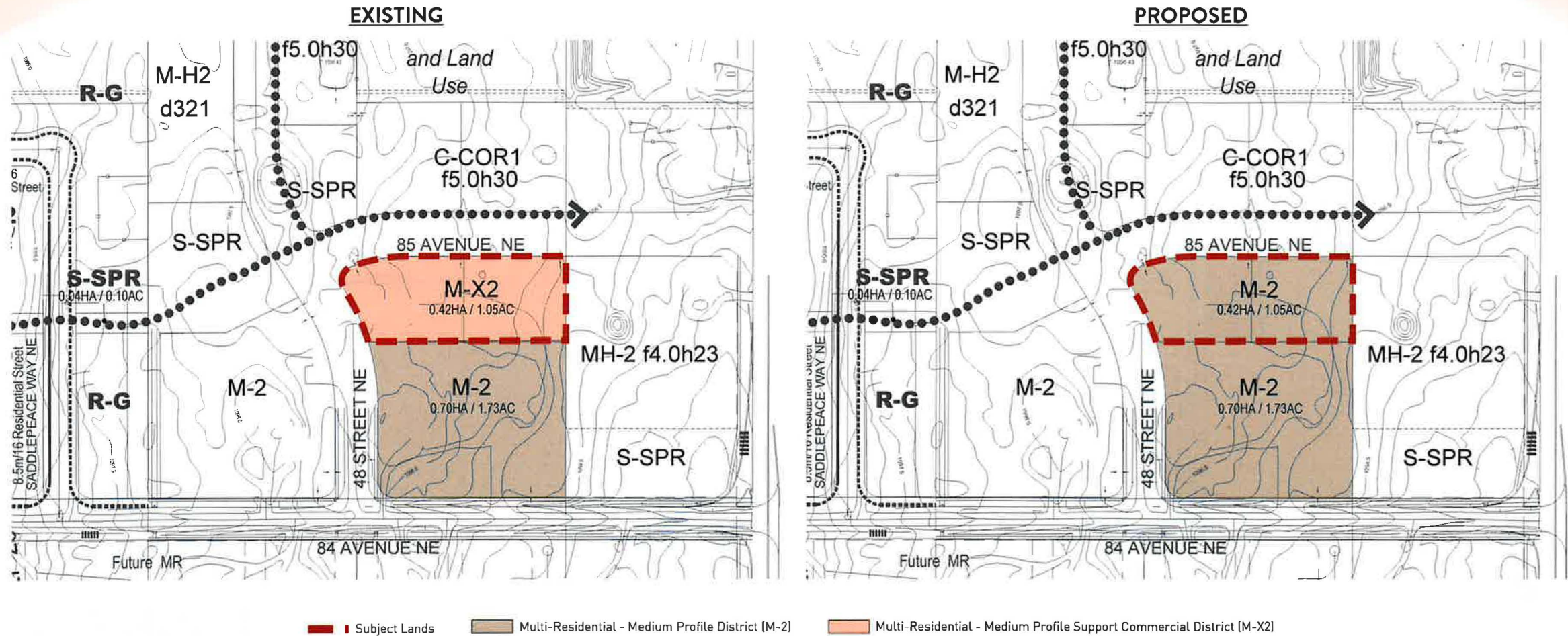


- + Provides direction on land use and subdivision
- + Current land use district requires amendment to accommodate proposed comprehensive townhouse development

Subject Lands



# PROPOSED LAND USE AMENDMENT



# PLANNED COMMERCIAL LANDS



- + M-2 Land Use District removes the requirement to provide 300m<sup>2</sup> (3300ft<sup>2</sup>) of commercial space
- + ±7,000m<sup>2</sup> (75,000ft<sup>2</sup>) of commercial land planned in the surrounding area.

 Subject Lands



## SUMMARY



- + Density 60 uph
- + Intensity of people and jobs 150/gdh
- + Contributes to a minimum 30% non-single detached housing in Cell D
- + Providing a transition from the NAC to adjacent residential development
- + Increased population will support local businesses within the NAC

# QUESTIONS OR COMMENTS?



JULY 25, 2023



# PROPOSED DEVELOPMENT CONCEPT



- + Submitted under DP2023-03110
- + Comprehensive townhouse development



① FRONT ELEVATION



② REAR ELEVATION

# Development Concept Statistics



+ DP2023-03110 proposes the following parking and density provided

Density	
Assumed Density:	Proposed Density:
+ 60 units per hectare	+ 67 units per hectare + 75 units proposed
Parking	
Required Parking:	Proposed Parking:
+ 0.5 stalls per unit + 37.5 stalls required	+ 1.9 stalls per unit + 141 stalls proposed