

# Applicant Submission

2023 November 10

This outline plan and land use submission is to support the redevelopment of eight country residential lots situated in the northeast Calgary community of Saddle Ridge. The subject site is located south of 84 Avenue NE, west of 52 Street NE, north of 80 Avenue NE and east of Metis Trail. The area of the subject site is 11.7 ha (28.8 ac) and is currently designated Special Purpose - Future Urban Development (S-FUD). The redevelopment vision for the subject site is a neighbourhood where a diversity of people connect through a common appreciation of nearby local services and various outdoor activities.

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 Cell D Residential Area. It is intended that this area contain low to medium density residential with complementary neighbourhood scale commercial and employment uses.

The resulting vision for this portion of Saddle Ridge was based on the policies of the ASP and the redevelopment intentions of each participating landowner. The redevelopment vision is to be achieved by offering:

- A variety of lower density residential housing that will be accommodated by the Residential – Low Density Mixed Housing (R-G) district. The deeper lots will be able to incorporate backyard suites.
- Two multi-residential parcels that bookmark the site to the east and west and are to be redesignated to Multi-residential – Low Profile (M-1).
- Two commercial parcels at the southern entrance of the site to be redesignated to Commercial – Community 1 (C-C1) District.
- Four parks to be redesignated to Special Purpose – School, Park and Community Reserve (S-SPR).

Realization of this redevelopment will result in a neighbourhood that incorporates a diversity of housing where residents will have access to nearby retail services and a variety of unique park spaces. The redevelopment of the subject site will also be a catalyst for the redevelopment of the remainder of Cell D. The benefits of this redevelopment can be achieved through the acceptance of this proposed outline plan and land use application. In consideration, the support of Administration, Calgary Planning Commission and Council is respectfully requested.

Patrick Wetter  
B&A