

# Community Association Response

Community Association Response #2, received 2023 November 15.



**Attention:** Lucas Sherwin, File Manage for LOC2017-0382

**Response for LOC2017-0382 – Updated for Saddle Ridge Cell D,**

Hello there,

On behalf of the Saddle Ridge Community Association (SRCA), I have a few opinions on this and echo similar statements to Judy Brown. I think there needs to be a stormwater pond or some valley to have that retention and connection from the stormwater pond that is on the west of Metis Trail. For construction access, it still would be preferable to access it from the 84 Avenue NE and not from 80 Avenue NE. A dedicated left turn advanced would also help with traffic flow and a full construction of the 52 Street NE should be expanded well out before building.

There are some things I **can't** approve: the first being, the C-C1 commercial area. There's already an additional area of commercial on the northeast side by 88 Avenue NE and 52 Street NE with another commercial area and I think we need to scale the zoning down. **However**, if this means we are getting **normal commercial-retail franchises** such as a Tim Hortons, Sobeys, Rexall, etc. then I would be okay with it at a scaled down level (like only one C-C1 area). **I do not want to see any more local businesses and do not want to see any more doctors and dentist offices in this area.** There is no need for them as we are too filled with local businesses in Saddle Ridge. I would suggest changing the C-C1 on the east of Saddlehaven Drive NE to an M-1 and have the M-1 from Saddlehorse Crescent NE changed to an R-G or an R-1Ns.

I also want to add on, I **do not** want to see any numbered streets (e.g. 44 Street NE, 45 Street NE, 48 Street NE, 84 Avenue NE, etc.). Calgary neighbourhoods are a foundation of uniqueness that starts with the street names. I want to see all the numbered streets to be changed to reflect Saddle Ridge's character with the Saddle prefix. I suggest renaming these roads with Saddleranch, Saddleacre, and Saddlehaven as there are already roads that have been named, and to reflect the neighbouring character.

In addition, the Saddleranch Blvd NE should not have an entry/exit ways from 52 Street NE. As much as possible, the traffic of 52 Street NE should be cleared with entry and exit points from Saddletree Drive NE and 84 Avenue NE only. This is just because of the amount of traffic that 52 Street NE will carry along the future.

I also strongly suggest landscaping and trees in the major boulevard and collector roads within the parcel. It is imperative that we see more of this in Saddle Ridge and the northeast as we lack a variety of landscaping and trees in our area. During build out, I'm hoping that your team can stress to developers to include trees within the lawns of all dwellings. I'm hoping that more CPTED

elements can be implemented in the area including lighting and walkability. I respect that there's a grid and curvilinear pattern of this parcel of the neighbourhood, but I would like to see more plans on walkability.

Overall, I am okay with certain elements of the submitted application, but I would like more consideration and thought in some of the recommended things I have stated within this application.

Sincerely,

A handwritten signature in black ink that reads "Raphael Ramos". The signature is written in a cursive style with a horizontal line extending from the end of the name.

**Raphael Ramos**

Board Director for Land Use & Planning,

Saddle Ridge Community Association

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Community Association Response #1, received March 23, 2020.

Saddle Ridge Community Association  
#27, 7555 Falconridge Blvd. NE  
Calgary AB  
T3J 0C9  
March 23, 2020

Re: LOC2017-0382

The Saddle Ridge Community Association is in agreement with the changes in use for the lands included in this application.

We do however have some concerns, which may be premature, but we would like to raise them at this time so that the developer can consider them going forward.

1) The map attached to the application does not show any plan for storm water retention. If the plan is to connect to the stormwater pond on the west side of Metis Trail, that would satisfy our concerns.

2) Construction access. We would prefer that construction access be from 52nd Street and 84th Ave rather than from 80th Ave. A left turn advance would need to be added to the traffic signal at 52nd Street and 80th Ave. This would keep most of the inevitable mud, gravel and turning traffic off 80th.

Respectfully submitted,  
Judy Brown  
Land use and Development Chairman  
Saddle Ridge community Association