

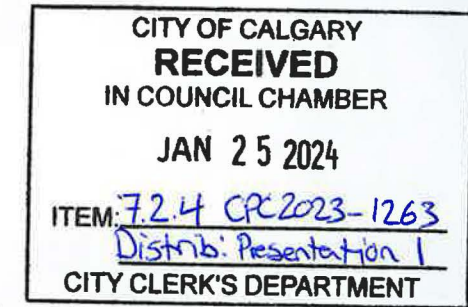
Attachment 1 Background and Planning Evaluation Page 07

Transportation

...

Primary access to the community will be provided by the Collector Standard street Saddlehaven Drive NE, which connects from 80 Avenue NE on the south to 84 Avenue NE on the north. Although community development in this area has a fragmented nature, 84 Avenue NE will ultimately connect ~~to both Métis Trail NE and~~ to 52 Street NE.

The proposed internal road network builds on the grid of the existing subdivision pattern, establishing a contiguous mobility network that can be extended into adjacent properties to the east and west when they are ready for redevelopment.





Calgary Planning Commission

Agenda Item: 7.2.4



LOC2017-0382/CPC2023-1263

Outline Plan and Land Use Amendment

January 25, 2024



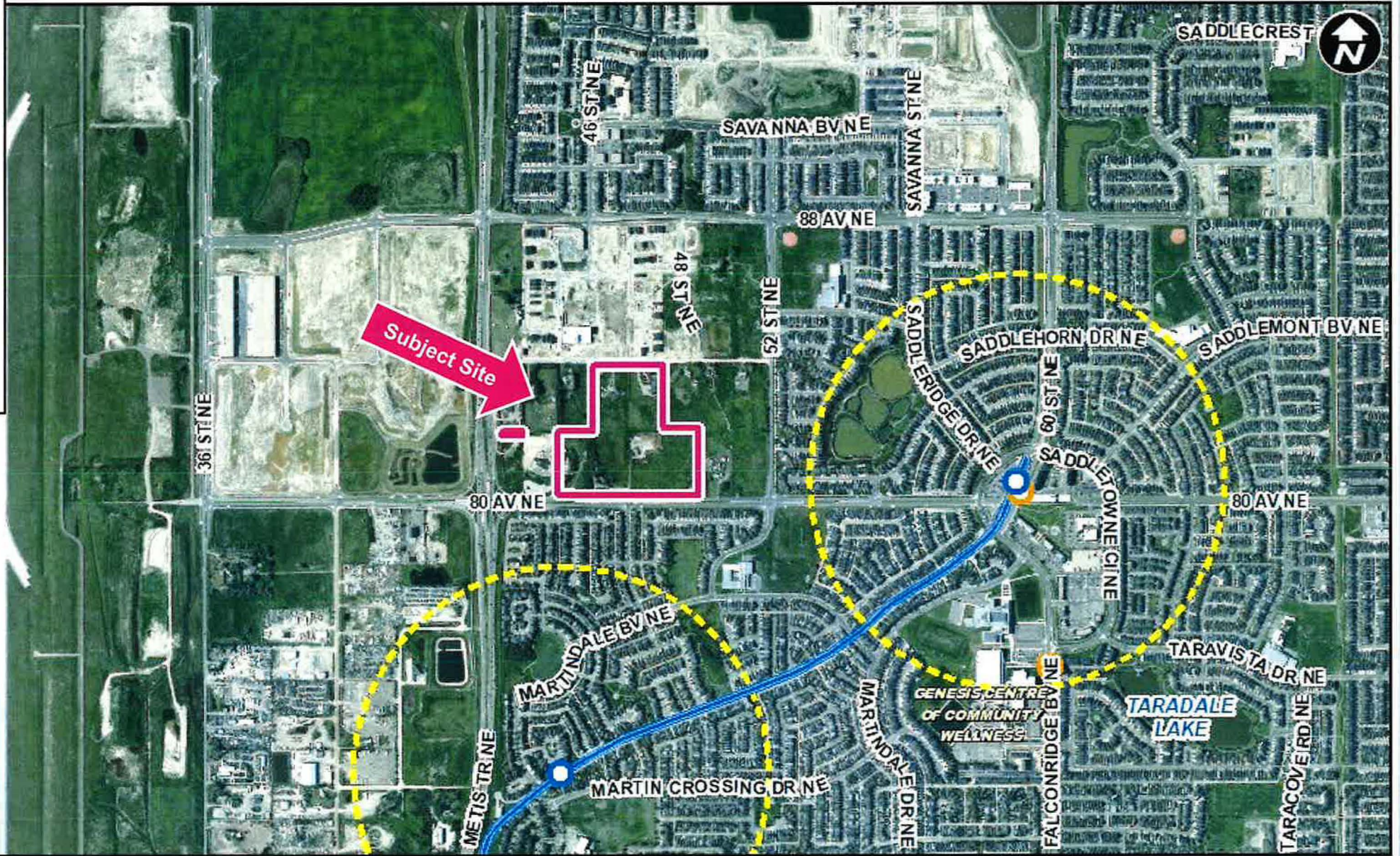
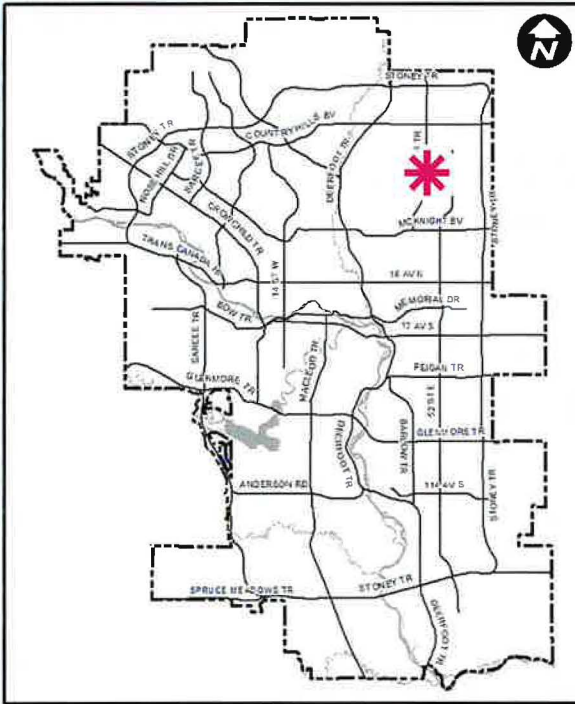
RECOMMENDATIONS:

That Calgary Planning Commission:

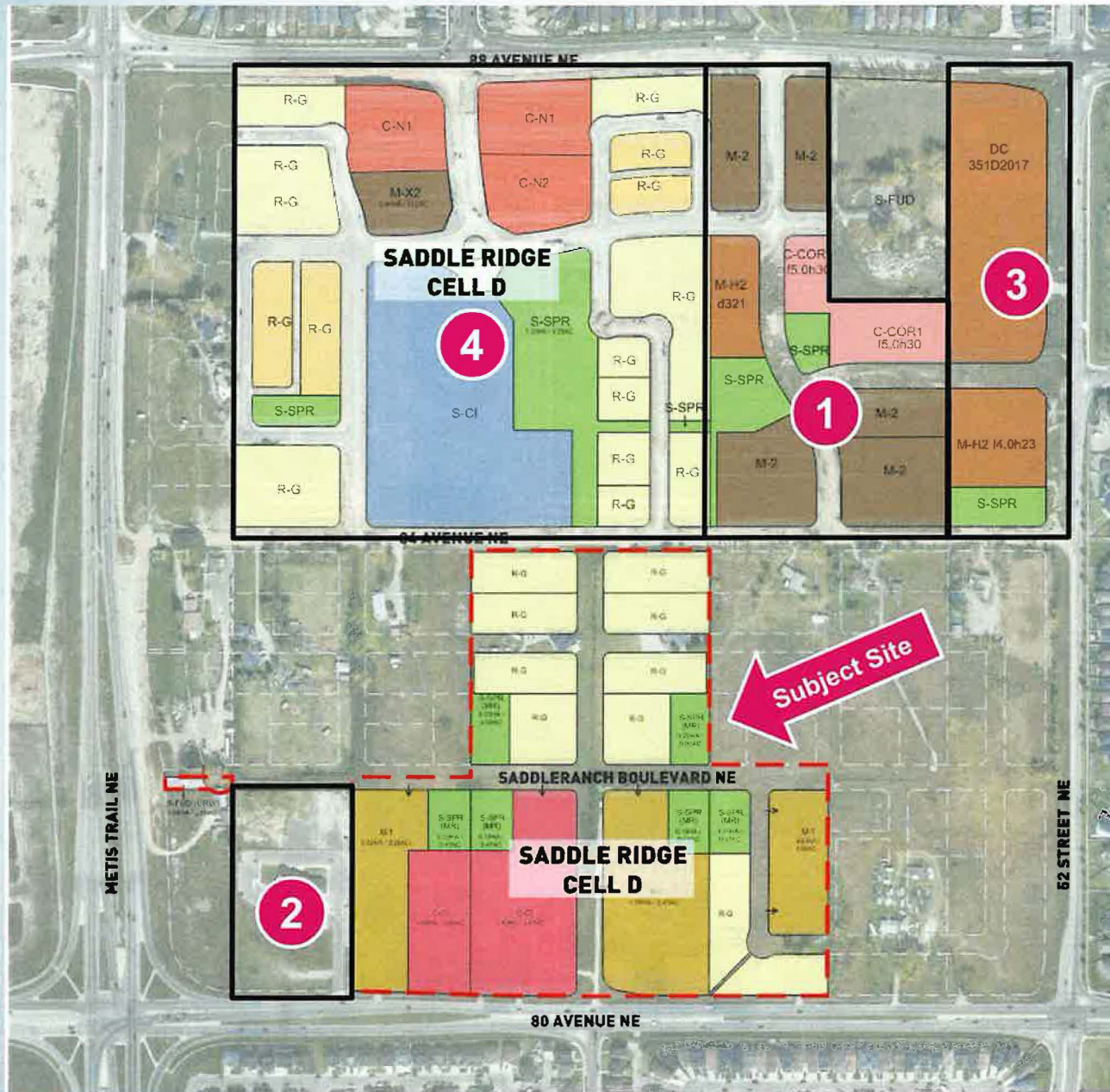
1. As the Council-designated Approving Authority, approve the proposed outline plan located at 4520, 4704, 4820, 4924, and 5020 – 80 Avenue NE, 4811, 4907 and 5029 – 84 Avenue NE and a portion of closed road right-of-way (Plan 6778AW, Blocks 20, 21, 22, 27, 28, 29, 30 and 32; Plan 1610187) to subdivide 11.67 hectares \pm (28.82 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 11.49 hectares \pm (28.40 acres \pm) located at 4704, 4820, 4924, and 5020 – 80 Avenue NE and, 4811 and 4907 – 84 Avenue NE and a portion of closed road (Plan 6778AW, Blocks 20, 21, 27, 28, 29, and 30; Plan 1610187) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.



- 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



- 1** LOC2007-0046 (Appr. Nov, 2007)
- 2** LOC2009-0050 (Appr. Feb, 2011)
- 3** LOC2016-0069 (Appr. Nov, 2017)
- 4** LOC2017-0042 (Appr. Feb, 2019)

Saddle Ridge Cell D
Site Context Map

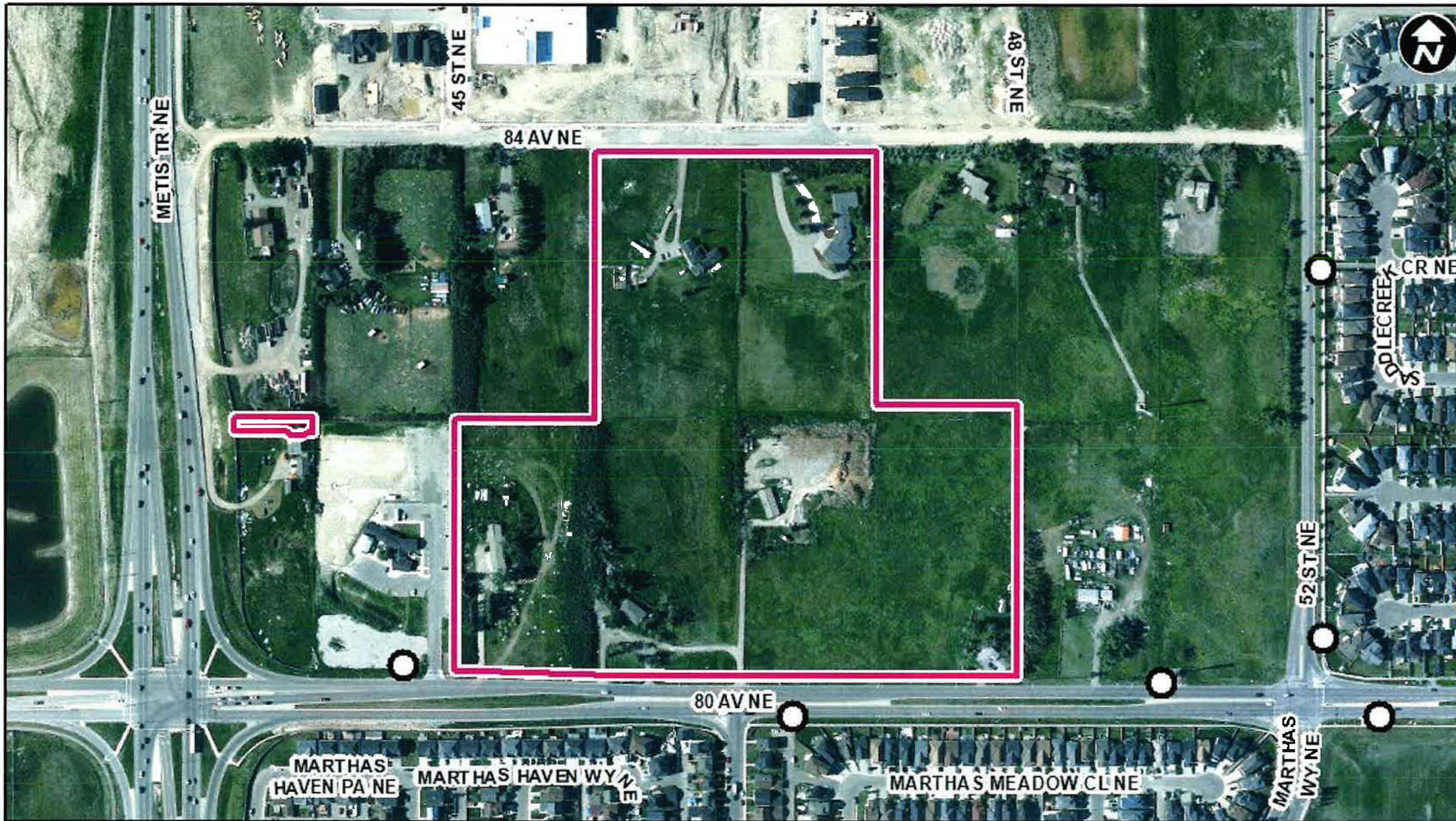


October 2023



1:5000





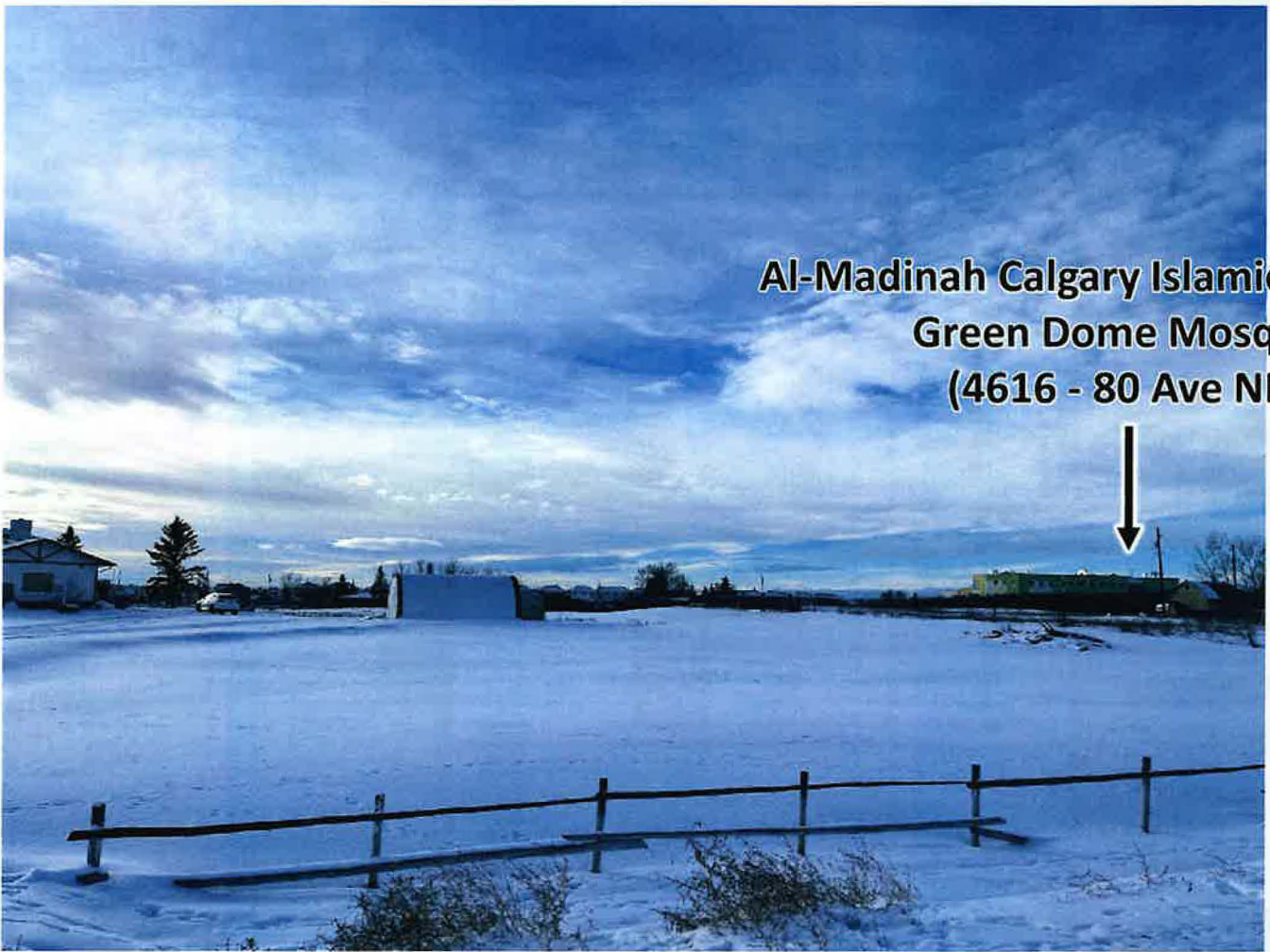
Legend

- 600m buffer from LRT station
- Bus Stop

Parcel Size:

OP: 11.67 ha

LU: 11.49 ha



**Al-Madinah Calgary Islamic Assembly
Green Dome Mosque
(4616 - 80 Ave NE)**

View of the site looking southeast from 84 Avenue NE

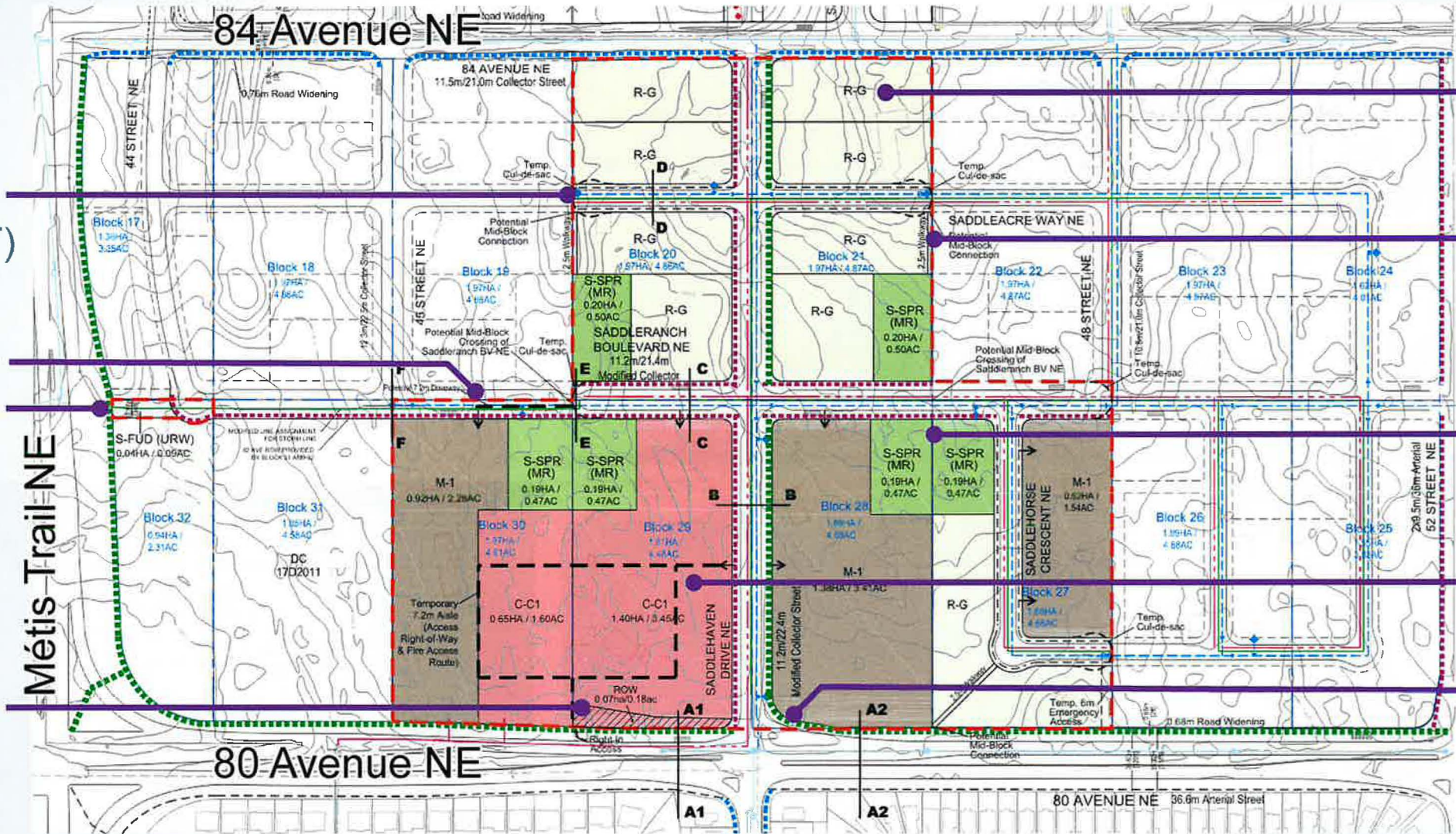
Temporary
Cul-de-Sac (T)

Access
Driveway (T)

Storm Water
Connection

Métis Trail NE

Closed Road
ROW



Neighbourhood
Residential
Areas

Pedestrian
Walkways

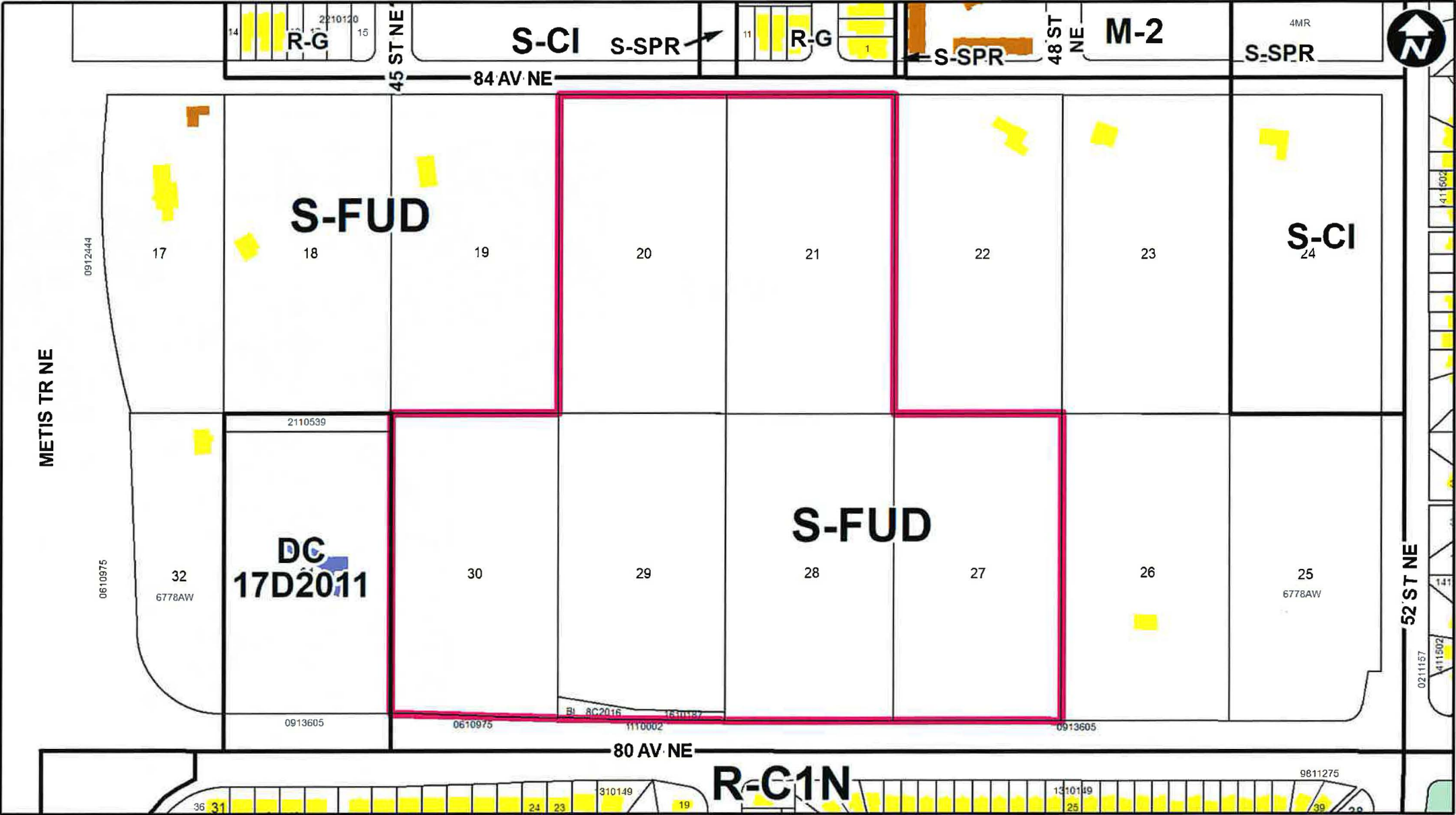
Clustered Park
Spaces

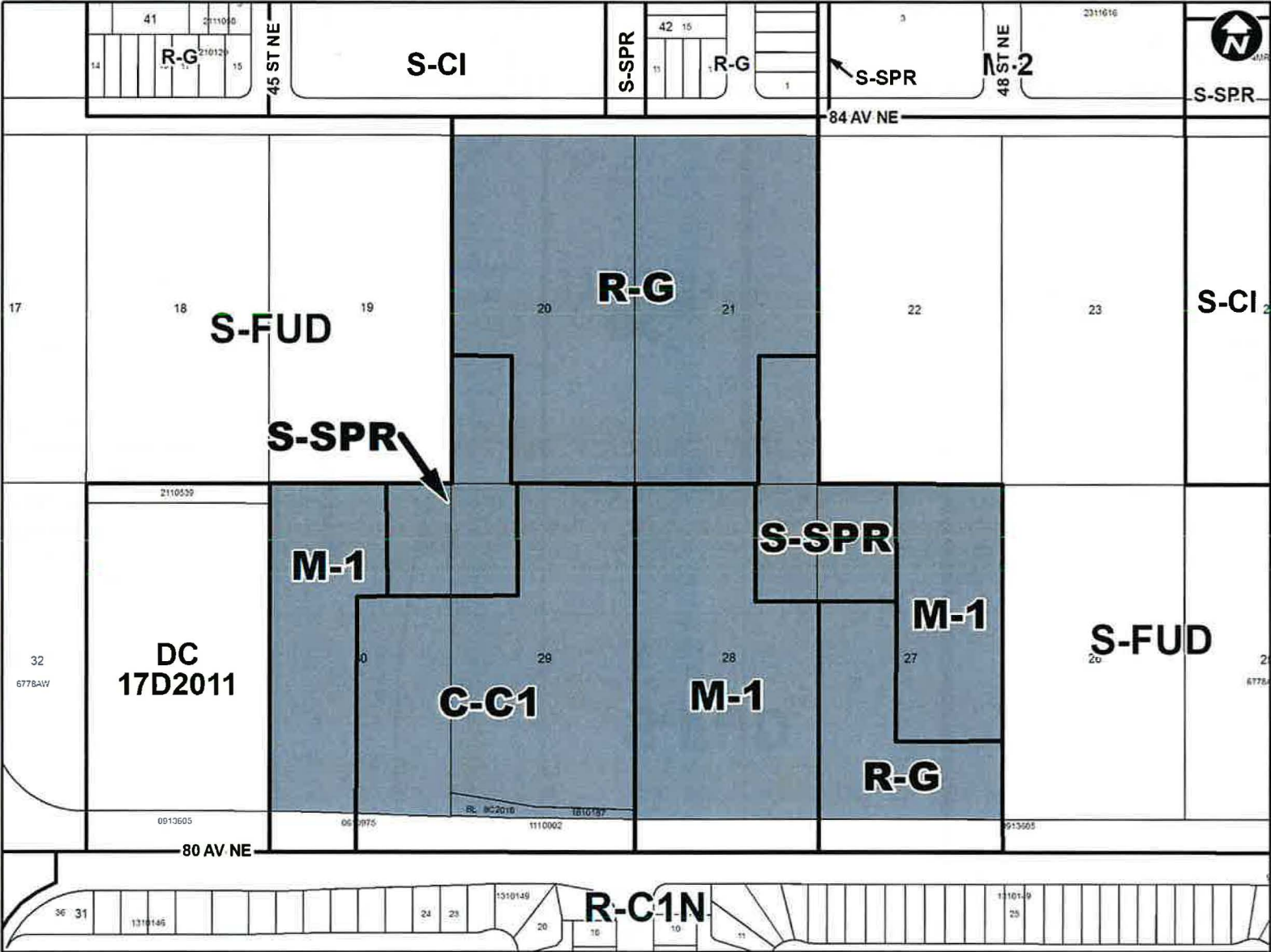
Shared Access
(T)

Multi-Use Trail
Connections

Land Use Site Boundary

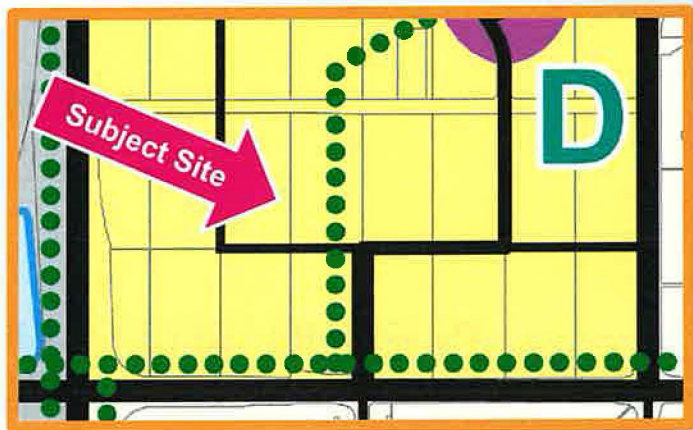
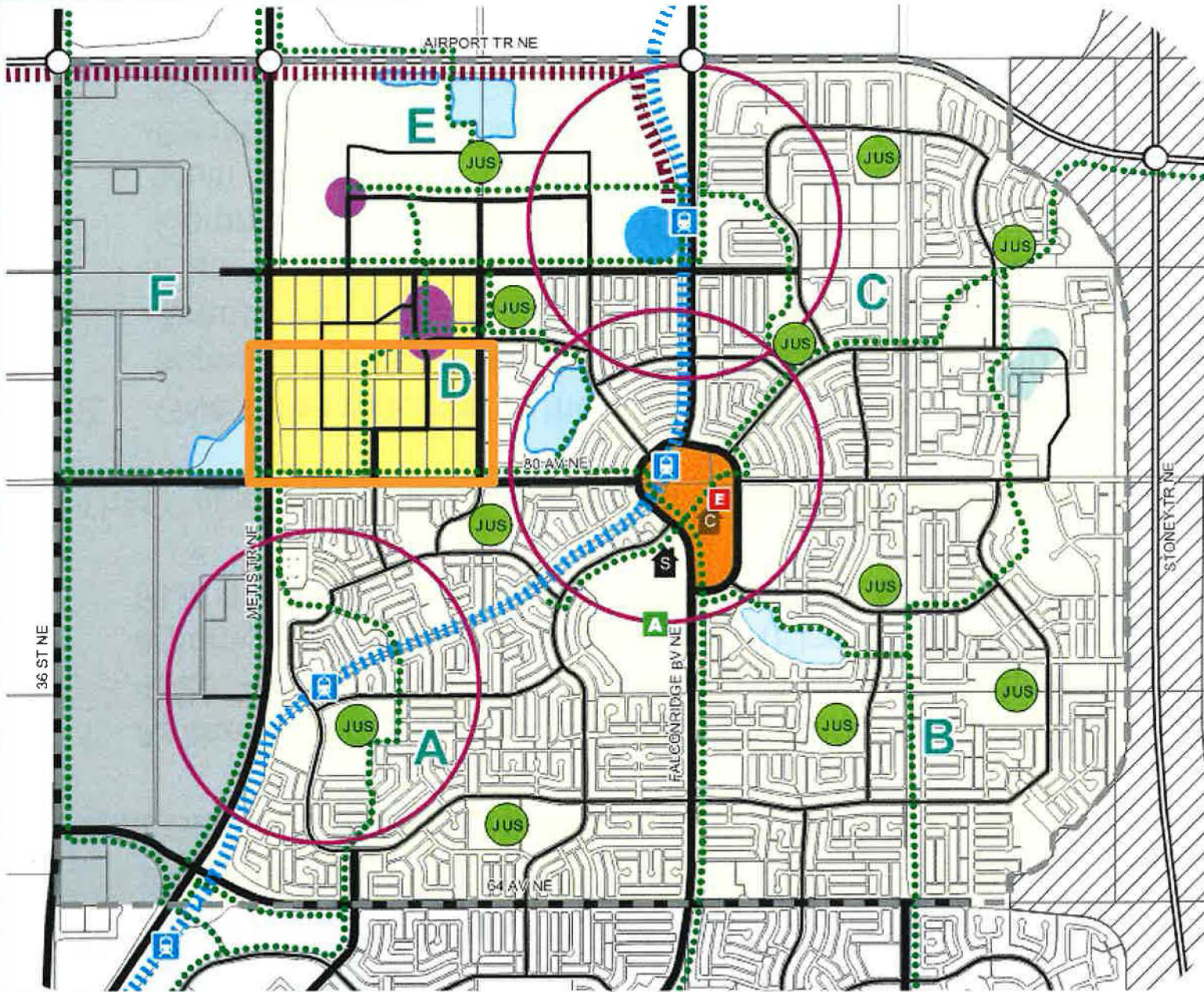
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Districts:

- R-G
- M-1
- C-C1
- S-SPR



- Cell D Residential
- Neighbourhood Activity Centre
- Regional Pathway

RECOMMENDATIONS:

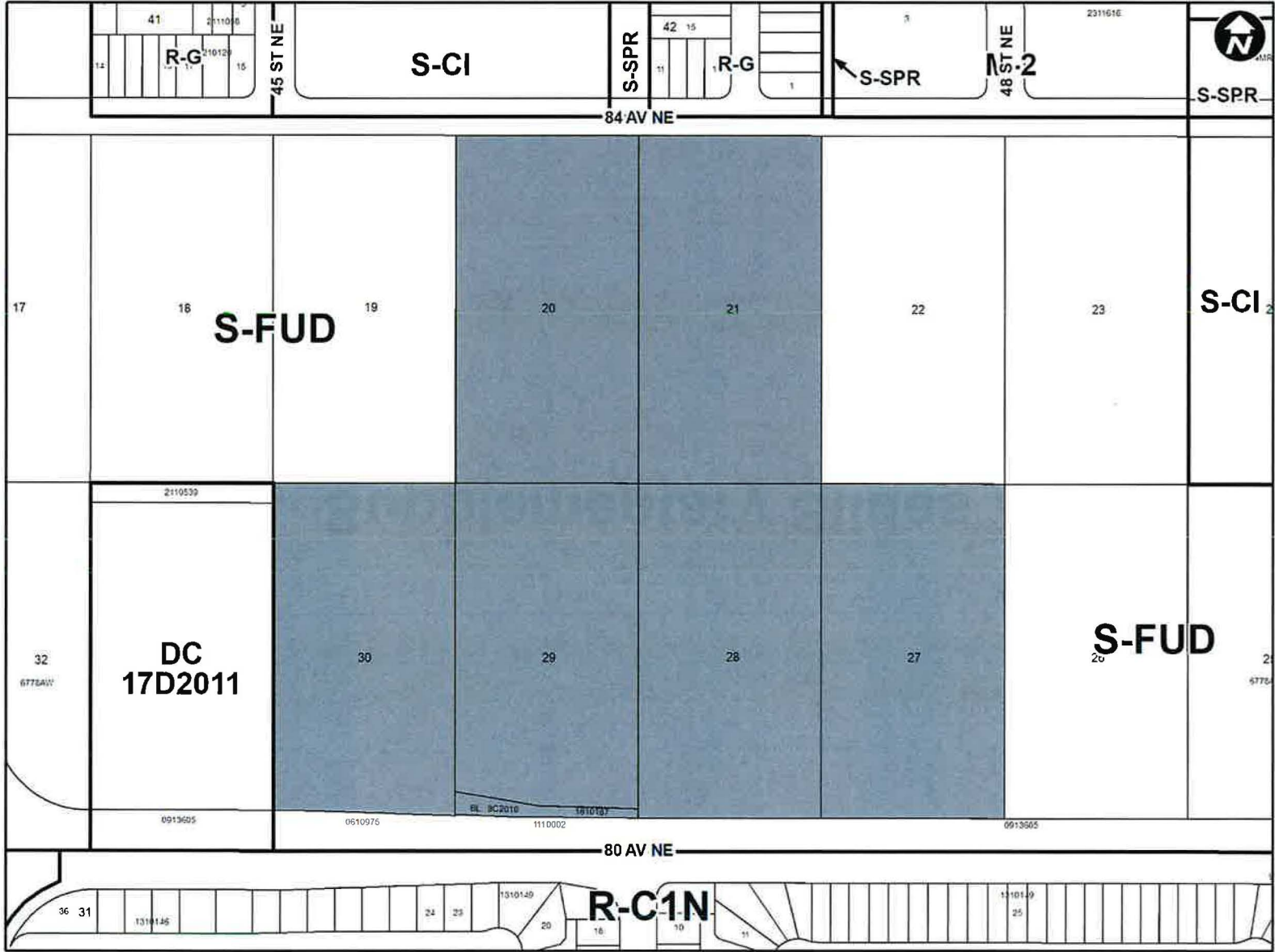
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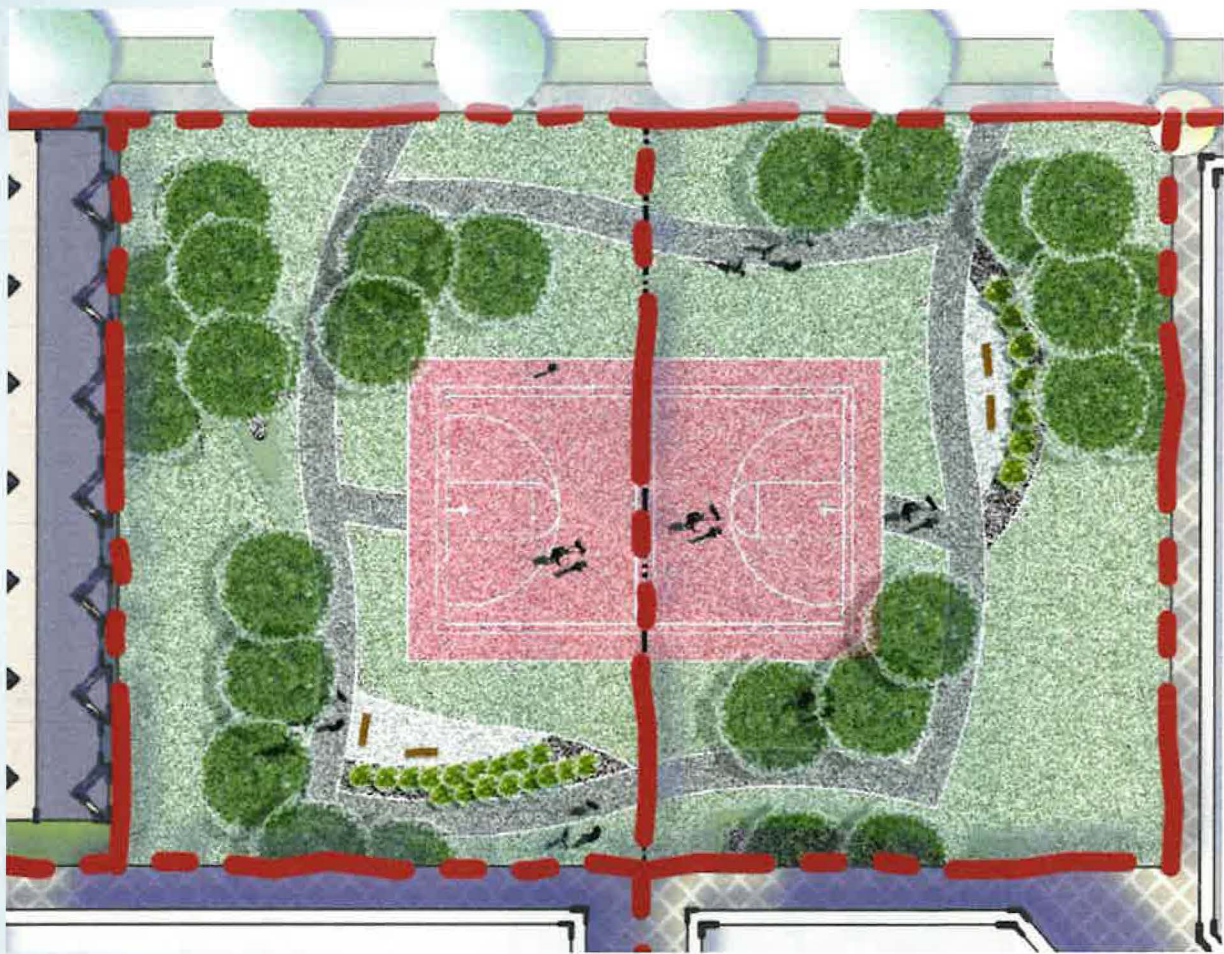
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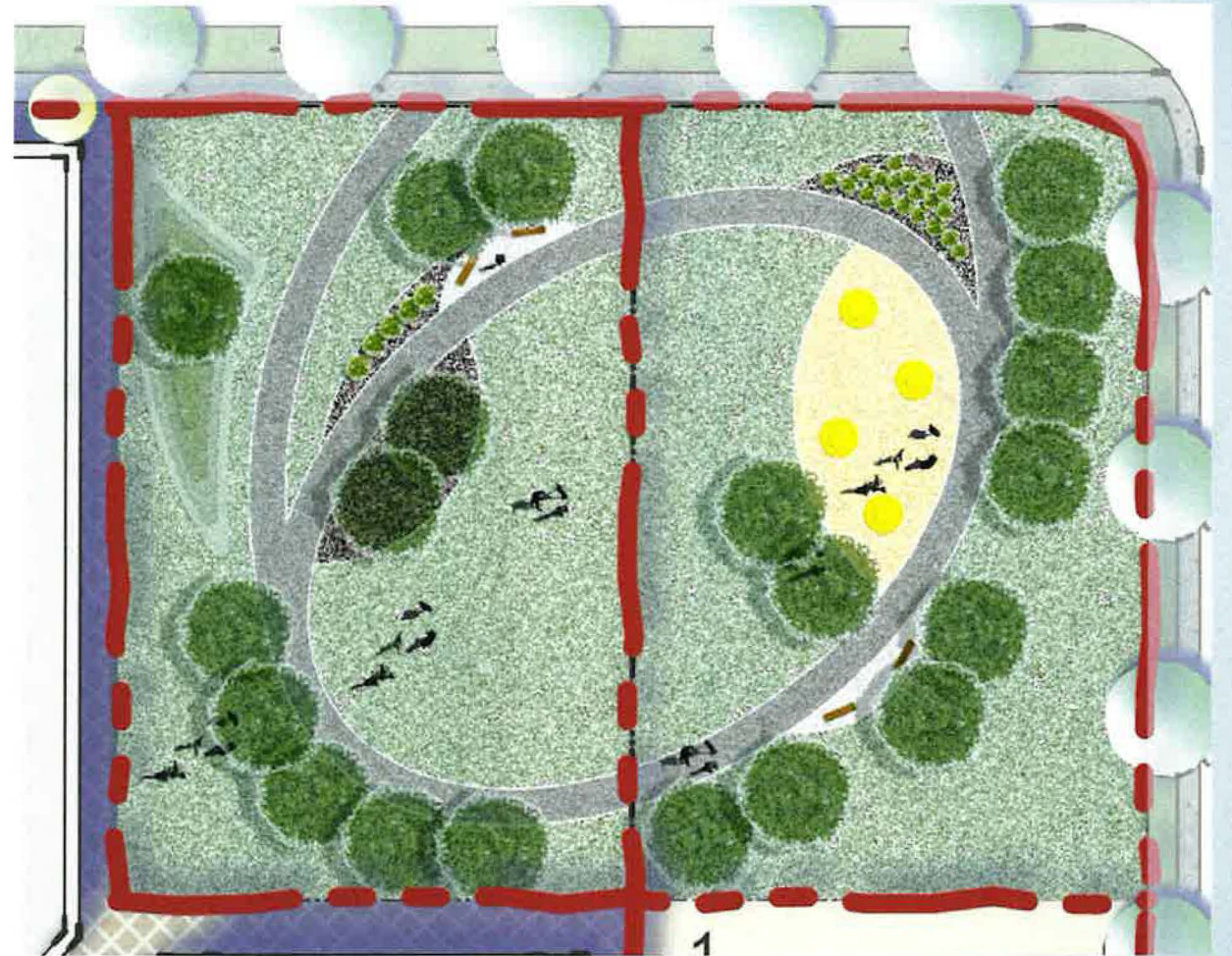
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Supplementary Slides



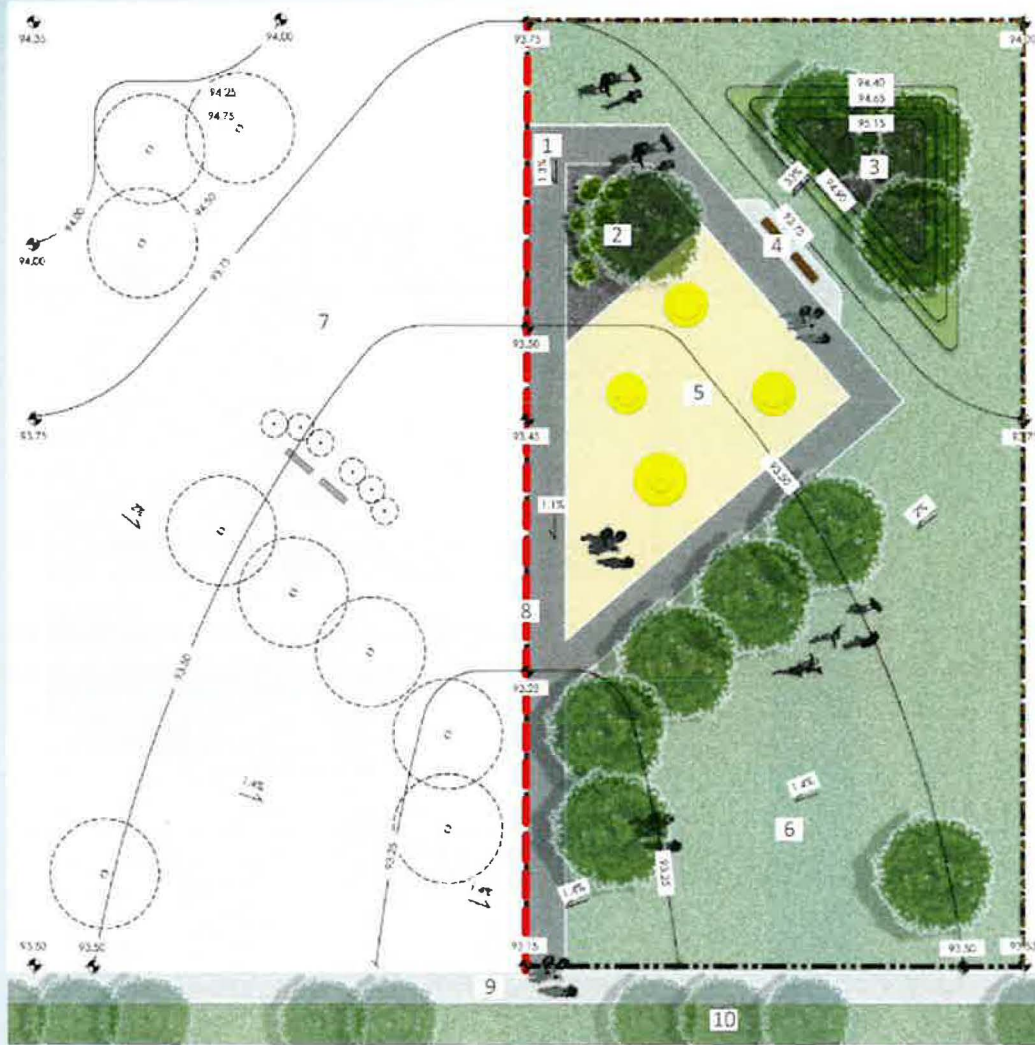


Southwest Park

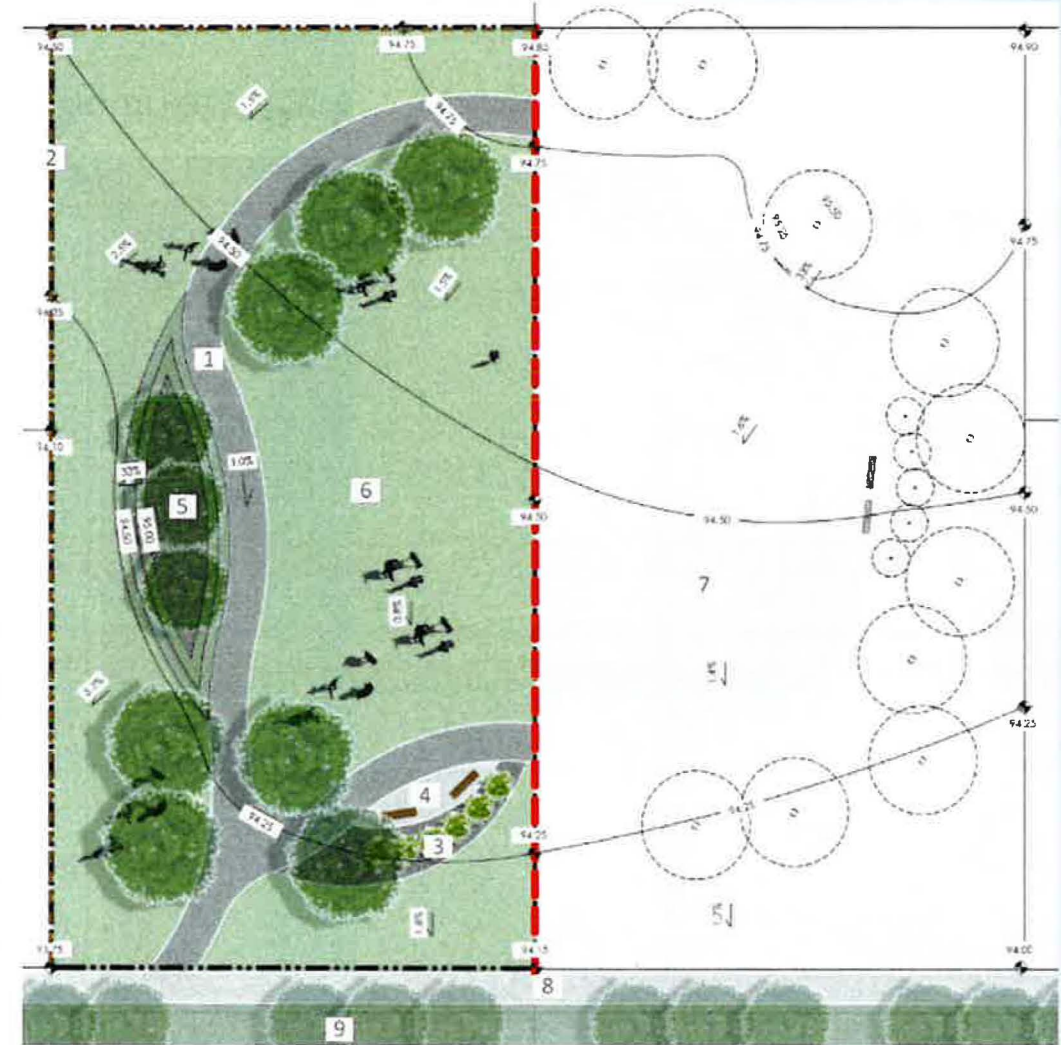


Southeast Park

Conceptual Only – Subject to detailed design and final approval



Northwest Park



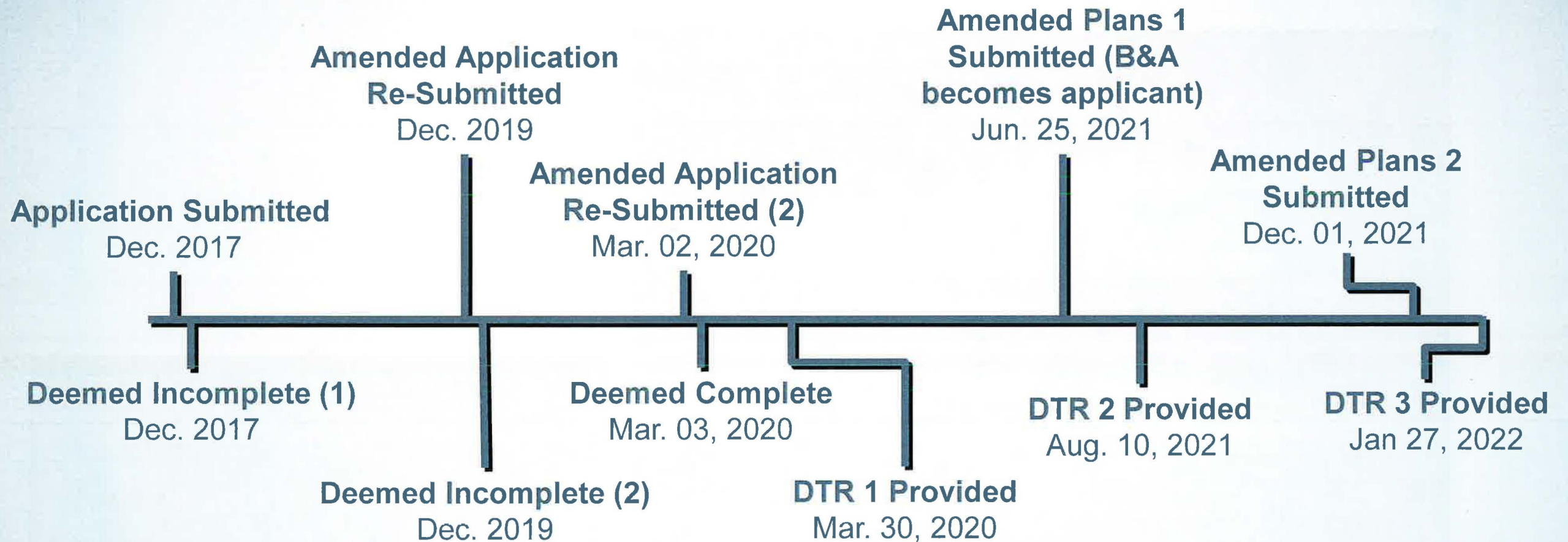
Northeast Park

Conceptual Only – Subject to detailed design and final approval

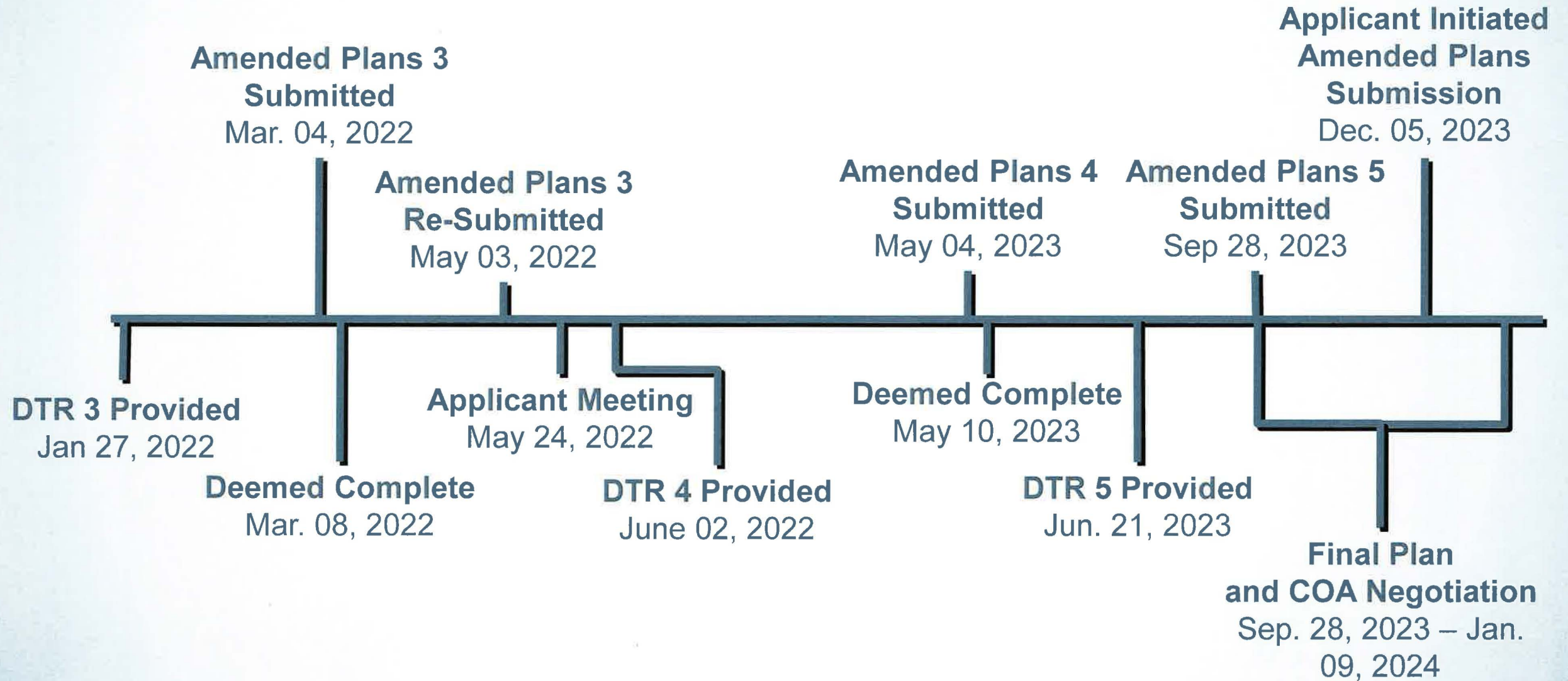


**Gobind Sarvar High School/
Guru Nanak Gate Campus
(8730 – 45 Street NE)**

View of the site looking north from 80 Avenue NE



Not to scale – For information only



Not to scale – For information only