

**POLICY AMENDMENT
SADDLE RIDGE (WARD 3)
NORTH OF 80 AVENUE AND EAST OF MÉTIS TRAIL NE
BYLAW 3P2016**

EXECUTIVE SUMMARY

The “Cell D lands” are located in the Saddle Ridge community at the junction of 80 Avenue NE and Métis Trail.

This report includes City initiated proposed amendments to the Saddle Ridge Area Structure Plan (SRASP). The overall intent of the amendments is to align the land use policies of the SRASP with the new servicing concept for Cell D, and current Municipal Development Plan (MDP) policy.

PREVIOUS COUNCIL DIRECTION

2011 June 13 – Council approved an amendment to the Saddle Ridge Area Structure Plan to provide an alternate location for a storm pond within the Cell D land area.

2013 July 22 - following consideration of a Land Use Amendment for The Flights development in Cell D (CPC2013-080), Council approved a Motion Arising. Administration was directed to provide a report to Council through the SPC on Planning and Urban Development by the end of 2014 Q2 that would provide a conceptual plan for Cell D, including potential amendments to Map 6, Land Use Plan, of the Saddle Ridge ASP, and a preliminary engineering assessment with cost estimates for an infrastructure work program, the first step of a “two part” work program, that will provide a framework for comprehensive redevelopment of Cell D. It was further resolved that Phase One work program costs in the amount of \$200,000 (Class 5 estimate), be included in a proposed budget request to the Proposed Adjustments to Business Plans and Budgets Meeting in 2013 November. Such funds shall be subject to recovery from the benefiting landowners.

2014 November 17 - Council considered a progress update report (PUD2014-0830) on a servicing and costing study being undertaken for Saddle Ridge Cell D. Administration was directed to complete the servicing report and approve Option 3 (the regional stormpond) as the preferred stormpond option for Cell D. Administration was also directed to:

- a) work with Triovest to finalize Cell D’s share of the regional pond and infrastructure costs;
- b) identify the implications and risks of using the Office of Land Servicing & Housing (OLSH) Land Development Reserve [Real Estate Services Reserve] to cover Cell D’s costs and/or identify other potential sources of funding;
- c) define a preferred mechanism to recover those costs from Cell D landowners; and
- d) report back through the Land and Asset Strategy Committee no later than 2015 January.

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ADMINISTRATION RECOMMENDATION(S)

2015 November 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 3P2016; and

1. **ADOPT** the proposed amendments to the Saddle Ridge Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 3P2016.

REASON(S) FOR RECOMMENDATION:

The proposed SRASP amendment information effectively implements the new regional servicing direction for stormwater management in the area. The amendments also provide a consistent and flexible approach to density allocation across the entire quarter section area. Proposed policy meets Municipal Development Plan policy requirements. Detailed land use and infrastructure planning is deferred to future Outline Plan application stages. Proposed amendments include appropriate implementation policies to ensure repayment of the (anticipated) strategic City investment in the area. It ensures that future land use and infrastructure planning initiatives for the lands are completed in a comprehensive basis.

The amendment information has been prepared in close consultation with area stakeholders and landowners, which generally support the direction which has been taken.

ATTACHMENT

1. Proposed Bylaw 3P2016

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Saddle Ridge Area Structure Plan (APPENDIX I).

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Applicant:

City of Calgary

Landowner:

Multiple Landowners (APPENDIX VIII)

PLANNING EVALUATION

SITE CONTEXT

The primary focus of the policy amendment is 64.7 hectare \pm (160 acres \pm) of land (referred to as “the Cell D lands”) located in the community of Saddle Ridge in the northeast quadrant of The City of Calgary. There are also a number of other minor mapping amendments included within this report and proposed amendments, which do not change the existing intent of the SRASP Policy. This report will predominantly focus on the Cell D lands amendment information.

The Cell D area consists of 32 subdivided individual parcels, each approximately two hectares in size. Although some landowner consolidation of parcels has been occurring in the Cell D area, a fragmented and varied ownership pattern is still prevalent. Most of the properties also have some existing development condition on them, including single detached dwellings, religious uses approved within the existing structures, or existing land use approvals (the Flights project).

The site is bordered by four arterial streets: Métis Trail NE, 88 Avenue NE, 52 Street NE, and 80 Avenue NE. There is one existing road right of way within the Cell D area (84 Avenue NE) along with one approved future extension of roads within the Flights development area (48 Street NE and 85 Avenue NE).

The existing policy structure for Cell D includes a future storm pond location which extends over two parcels in the southwest corner of the Cell D area.

The above considerations have led to past complications with site redevelopment.

LAND USE DISTRICTS

The proposed amendments to the ASP (see Legislation & Policy section below) do not include any specific Land Use Districts which may be appropriate within the Cell D area. Instead, the amendment information establishes a minimum density of 20 units per gross developable hectare (8 units per acre) within the Cell D policy area. In addition to those minimum density provisions, the Neighbourhood Activity Centre (NAC), and land uses already approved within the Cell D area (M-2, M-H2 d321, C-COR1 f5.0h30, and M-X2), increase overall minimum density for the Cell D area to \pm 8.8 units per acre. There also appears to be significant interest from the Cell D landowners to be pursuing multi-residential land use typologies; therefore, future Outline Plan applications may include higher densities which are fully supported by the ASP policy.

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The policy also ensures a mix of housing types and land uses, and provides the policy framework necessary to accomplish the unique development interests in the area (institutional related uses), while also ensuring the minimum density targets are maintained.

More detailed land use planning information at subsequent Outline Plan and land use amendment application stages will provide the specific community design and land use components.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The Municipal Development Plan identifies the subject lands as a planned greenfield area with an area structure plan. The ASP amendment information proposed more closely aligns the ASP policy with the direction of the MDP.

Saddle Ridge Area Structure Plan (SRASP)

The Saddle Ridge Area Structure Plan (SRASP) was initially adopted by Council in 1985, and has undergone a series of amendments since its adoption. The current policy structure establishes the lands as appropriate for residential development, it includes a Neighbourhood Activity Centre, and includes three other land use typologies for the quarter section: Residential; Transitional Residential; and Medium Residential.

A general overview of the proposed amendments to the SRASP includes:\

- 1) Adjust the Land Use Plan (Map 6) to relocate the stormwater facility to the Cell F area, in alignment with the current servicing proposal information for the area;
- 2) Provide a new land use concept for Cell D which is aligned with MDP policy;
- 3) Adjust the boundaries of the Cell D area to include only the subject lands within the proposed new *Cell D Residential* policy area;
- 4) Add an implementation section to the Cell D policy to ensure that the site is comprehensively planned and developed;
- 5) Amend the Stormwater Management policy section to align with the new servicing initiatives for Cell D and Cell F;
- 6) Amend Map 6 to adjust the land use typology for 9.37 hectares \pm (23 acres \pm) of lands south of 64 Avenue NE east of 36 Street NE, and west of Métis Trail NE for identification as industrial lands.

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The primary focus of this amendment is adjusting the land use plan and development implementation strategy for the Cell D area. This includes a new policy typology – *Cell D Residential*, and introduction of a new policy section – *Cell D Implementation Policies* (proposed Section 4.2.3.3).

The policies provide: a consistent and flexible approach to density allocation within the quarter section; design related criteria for both streetscape and community design, as well as building form; and implementation policies which require landowners to prepare jointly submitted applications which represent a logical and comprehensive planning area. The implementation section policy direction is a new policy direction within the City of Calgary ASP policy framework; however, it is particularly important in this case due to existing subdivision pattern and the technical challenges associated with extending servicing infrastructure into the plan area.

Amendments to the proposed allowable density within Cell D have also been included. The amendments result in a minimum of 1360 ± residential units for the Cell D lands, which equates to 21.7 upha ± (8.8 upa) over the entire quarter section. A comparison of existing approved policy to the proposed new policy direction is provided in APPENDIX VII.

A comprehensive list of the proposed ASP amendments are included within APPENDIX I.

TRANSPORTATION NETWORKS

The site is bordered by four arterial streets: Métis Trail NE, 88 Avenue NE, 52 Street NE, and 80 Avenue NE. There is one existing road right of way within the Cell D area (84 Avenue NE) along with one approved future extension of roads within the Flights development area (48 Street NE and 85 Avenue NE). The southeast corner of the subject lands are located approximately 700 metres away from the Saddletowne LRT station while the northeast corner of the subject lands are located approximately 700 metres away from a future LRT station within the Savanna project area.

UTILITIES & SERVICING

APPENDIX VI includes details on the existing options for servicing tie-in locations for Cell D. This includes a number of potential tie in locations to The City water network, along 80 Avenue NE and 52 Street NE. The only available connection to sanitary is located along 80 Avenue NE. The map also shows the new location for the regional stormpond – intended to service both Cell D, and the industrial lands west of Métis Trail, and the tie-in location which will ideally be located on the east side of Métis Trail NE.

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ENVIRONMENTAL ISSUES

No known environmental issues to note. Additional site analysis will be required at individual Outline Plan and land use application stages.

ENVIRONMENTAL SUSTAINABILITY

It has been difficult to achieve a redevelopment plan for the subject lands based on the fragmented ownership and subdivision pattern and the difficulty to extend infrastructure into the plan area.

The proposed ASP amendment information, in combination with the revised servicing concept for stormwater, and the implementation strategies included, will provide the policy and servicing framework necessary to support redevelopment activities within this quarter section which has access to both transit facilities and supporting retail services.

GROWTH MANAGEMENT

There are no growth management issues of note. Further analysis of infrastructure requirements for site redevelopment will occur at future Outline Plan and Land Use stages.

PUBLIC ENGAGEMENT

Community Association Comments

The Saddle Ridge Community Association has not formally submitted an opinion on the proposed ASP amendments; however, they have been attending the City led stakeholder meetings, and have not expressed concern.

Citizen Comments

The City focused its engagement initiatives on the landowners within the Cell D area. This has included: a City project website; an email community list with over 30 members, including landowners, interested stakeholders, and planning consultants; numerous stakeholder workshops and information sessions; and numerous surveys. The amendment information included has general support from this stakeholder group. The only concerns that have been noted include the uncertainties surrounding the future costs of development, and the logistical challenges of coordinating infrastructure development and planning within the Cell D area.

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Public Meetings

A summary of the public meetings held associated directly to the proposed amendment information include the following:

- 2014 June 25 Information Session: Preliminary stakeholder meeting to provide options on stormwater servicing and anticipated ASP amendment process.
- 2014 October 21 Information Session: Presented findings from preliminary stakeholder meeting, presented detail options and costs with stormpond alternatives, and presented overview of ASP amendment process and objectives.
- 2015 February 19 Stakeholder Workshop: a visioning session and work shop for Cell D land use planning.
- 2015 August 25 Information Session: Presented draft ASP amendment information and additional details on servicing proposal.

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APPENDIX I

PROPOSED AMENDMENTS TO THE
SADDLE RIDGE AREA STRUCTURE PLAN

- (a) Delete the existing Map 2 entitled “Study Area Context” and replace with the revised Map 2 entitled “Study Area Context” (APPENDIX II).
- (b) Delete the existing Map 5 entitled “Development Cells” and replace with the revised Map 5 entitled “Development Cells” (APPENDIX III).
- (c) Delete, in its entirety, Sections 4.2.3 and 4.2.4, entitled, “Transitional Residential Area” and “Medium Density Residential Area”.
- (d) Insert a new Section 4.2.3, entitled, “Cell D Residential Area” and add the following wording:

“4.2.3.1 Composition of the Cell D Neighbourhood

Cell D shall be designed as an integrated neighbourhood containing low to medium density residential development including a mix of housing types, a Neighbourhood Activity Centre (NAC), an interconnected grid-based street pattern, parks, and green infrastructure. Outside of the NAC area, the predominant land use should be residential. In addition, complementary Neighbourhood scale institutional and cultural facilities, or complementary Neighbourhood scale commercial and employment uses may be allowed where deemed appropriate by the Approving Authority. Priority should be given to located commercial and employment uses within the NAC.

Multi-residential and neighbourhood scale commercial and employment uses and developments (outside of the NAC area) should not compromise the viability of development of multi-residential or commercial developments within the NAC. A market study may be asked to be provided in support of an application for multi-residential or commercial developments outside of the NAC.

A minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) is required in Cell D to an anticipated maximum of 40 units per gross developable hectare (16 units per gross developable acre). An analysis of the capacity of the infrastructure will assist in determining the appropriate density for each application.

A minimum of 30% of the housing units within Cell D shall be non-single detached housing units.

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4.2.3.2 Design of the Cell D Neighbourhood

Streetscape and Community Design:

Connectivity and mobility throughout Cell D will be facilitated by a block-based road network comprised of walkable streets fronted by street-oriented development.

P-loops, cul-de-sacs and other single-access street patterns should be avoided wherever practical. In cases where this is deemed impractical by the Approving Authority, safe and attractive pedestrian and bicycle connections shall be provided to link streets.

The Cell D neighbourhood should provide a distinct identity for its residents, created through the protection of natural features, incorporation of public parks, gathering places, neighbourhood scale institutional uses, and use of streetscape design, distinctive buildings, landmarks, and public art.

The neighbourhood shall be organized around community focal points such as the Neighbourhood Activity Centre, park spaces, or other community amenities. Multi-residential development should be oriented to face the public grid street network.

Multi-residential development may be considered at locations: along the collector streets, adjacent to transit stops, adjacent to parks, adjacent to institutional sites, and in proximity to the Neighbourhood Activity Centre.

Complementary Neighbourhood scale commercial and employment uses outside of the Neighbourhood Activity Centre may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations.

Municipal Reserve land dedication is the preferred mechanism for provision of outstanding Municipal Reserves in Cell D. Municipal reserves should be consolidated into larger areas that can contribute to programmable park spaces and green corridors.

The size, location, programming and configuration of municipal reserve parcels shall be determined at the Outline Plan / Land Use Amendment stage.

The Outline Plan / Land Use Amendment stage will determine whether there are any wetlands within the project area that are appropriate for preservation.

Building Form and Design:

Multi-residential developments should be designed to provide elements such as:

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- a. façade details and articulation through windows, doors, recesses, canopies, awnings and porches to increase the connection with the public realm and enhance the streetscape;
- b. low shrubs and decorative fences for residential units;
- c. a sense of entry to the site at the driveway access by planting trees and shrubs, and providing pedestrian lighting on both sides of the access;
- d. a building height transition to adjacent lower density development;
- e. buildings that face the street and have street-side main entries designed to draw attention to their location;
- f. pedestrian connections to the street and area amenities;
- g. underground parking or screening of parking areas.

Townhouses and rowhouse buildings should be designed to front onto a public street with parking access ideally provided from a rear lane.

4.2.3.3 Cell D Implementation Policies:

The Saddle Ridge Cell D area is a challenging redevelopment site because of the existing subdivision pattern consisting of +/- 2.02 ha (+/- 5.0 acre) parcels, the number of parcels within the area, and the technical aspects for extension of necessary servicing infrastructure into the site. Because of these considerations, and to ensure a comprehensively planned development, the following implementation policies have been developed to help guide future Outline Plan and Land Use amendment applications.

All lands within the Cell D Policy Area are required to follow the Cell D Implementation Policies included in this section.

When an Outline Plan application is required to be submitted in support of a proposed Land Use Amendment application, the application should be submitted with outline plan boundaries that extend beyond a single parcel of land, and represent a logical and comprehensive planning area. Defining a logical and comprehensive planning area will be based on the following:

- a. The boundaries proposed include an application area that achieves an integrated land use concept in harmony with any adjacent land use approvals;
- b. The boundaries proposed provide for the necessary extension of servicing infrastructure into the area;
- c. The proposal provides the necessary road rights of way required to gain access to the site in accordance with the Area Structure Plan Land Use Concept;
- d. The boundaries proposed include a development which meets the minimum density requirements;

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- e. The boundaries proposed include a concentration of required Municipal Reserves / park spaces that meet the Area Structure Plan's vision;
- f. The boundaries follow defined features including existing or proposed roads, and / or are adjacent to approved Outline Plan boundaries.

In instances where Outline Plan boundaries do not represent a logical and comprehensive planning area, at a minimum, a Concept Plan is required to be submitted in support of the application, for the remaining lands within the planning cell, as defined during the pre-application review process. At a minimum, the Concept Plan shall identify: a future land use concept and built form; proposed densities, servicing infrastructure extensions; municipal road extensions, and Municipal Reserve / park spaces.

Due to the existing subdivision and land ownership pattern of the Cell D lands it may not always be possible to accommodate, in the initial phase, a comprehensive street network. Developers will be required to demonstrate how access to the proposed development can be accommodated in accordance with MDP and CTP policy, where two accesses are necessary to support the proposed development. Provided new street development is contributing to the anticipated future street network, and there is a supporting technical analysis, staged development of the road network may be considered as an interim condition, which will be evaluated as part of the outline plan application review process.”

- (e) Delete the existing Map 6 entitled “Land Use Plan” and replace with the revised Map 6 entitled “Land Use Plan” (APPENDIX IV).
- (f) Delete the existing Map 9 entitled “Stormwater Management” and replace with the revised Map 9 entitled “Stormwater Management” (APPENDIX V).
- (g) In Section 6.3.1, entitled “Design of Stormwater Management System” delete the following wording from the second paragraph:

“due to the topography of the land. The costs and funding associated with the purchase of the storm pond and its construction should be reviewed prior to approval of future Outline Plan / Land Use amendment applications.”
- (h) In Section 6.3.1, entitled “Design of Stormwater Management System” add the following text as a new paragraph at the end of the section:

“A surplus portion of the Métis Trail NE right-of-way will be legally closed and retained by The City as a Public Utility Lot (PUL). Additional land will be

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dedicated as PUL by the industrial developer within the Cell F lands. This PUL will be for a shared stormpond that benefits both Cell D (residential) and the southern portion of Cell F (industrial). The first developer needing stormwater services will be required to construct the full pond and downstream trunk infrastructure. This developer will be entitled to recover stormwater infrastructure costs from the other benefitting landowners. Those benefitting landowners will pay their proportionate share of those costs at the first subdivision or development permit following approval of this ASP amendment.

The routing of the internal stormwater network for Cell D will be accommodated within collector roads shown in Map 6 and through the local roads, utility easements and Public Utility Lots. This stormwater network should be finalized through an Outline Plan for a logical and comprehensive planning area within Cell D. Design details should demonstrate how the system will accommodate stormwater services for all landowners within Cell D. The funding and timing associated with locating the storm pond and its construction should be reviewed prior to approval of future Outline Plan/Land Use amendment applications.”

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APPENDIX II

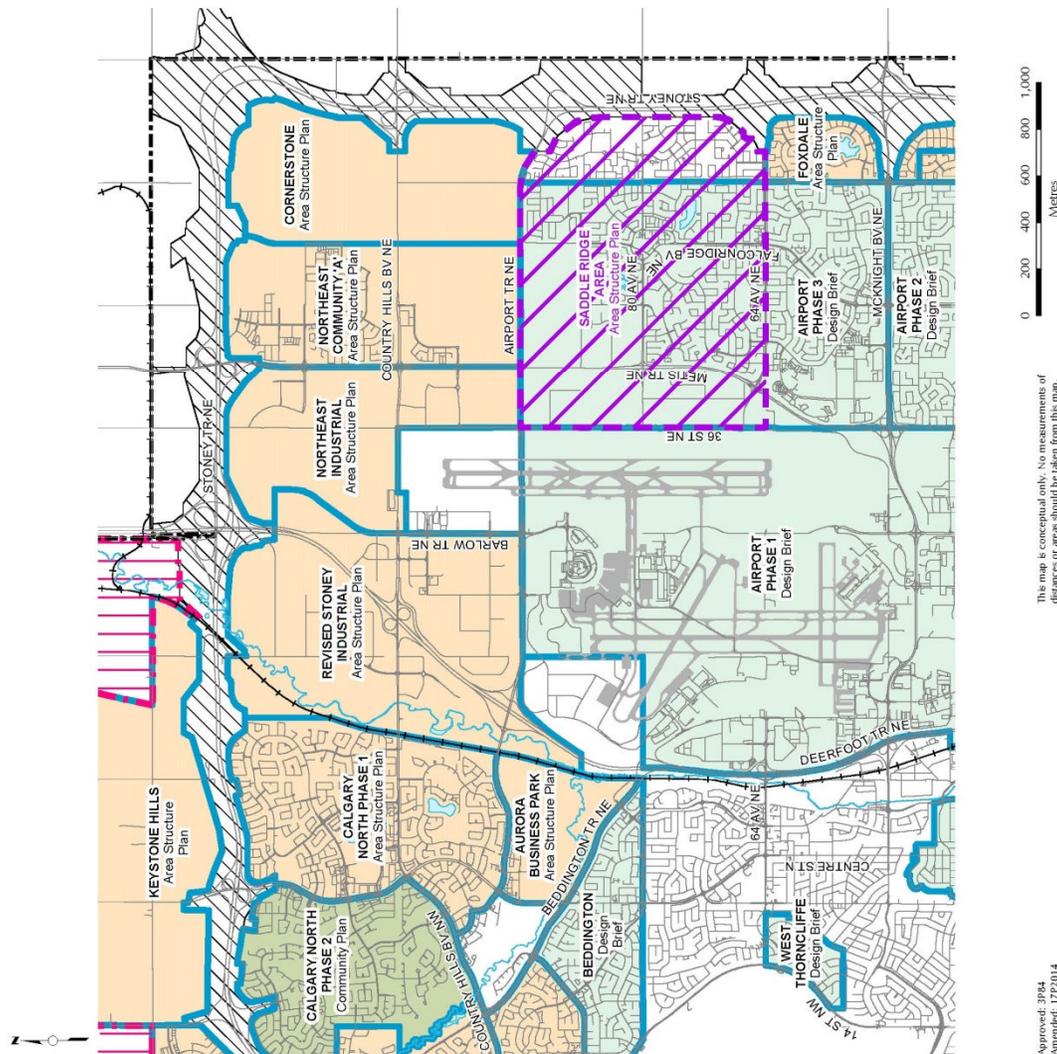
REVISED MAP 2: Study Area Context

**Saddle Ridge
 Area Structure Plan**

Map 2

Study Area Context

- Legend**
- City Limits
 - Transportation/ Utility Corridor
 - ▨ Saddle Ridge Area Structure Plan Area
 - ▨ Plan In Preparation
 - ▨ Area Structure Plan (Statutory)
 - ▨ Community Plan (Non-Statutory)
 - ▨ Design Brief (Non-Statutory)



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

Approved: 3/9/14
 Amended: 1/7/2014

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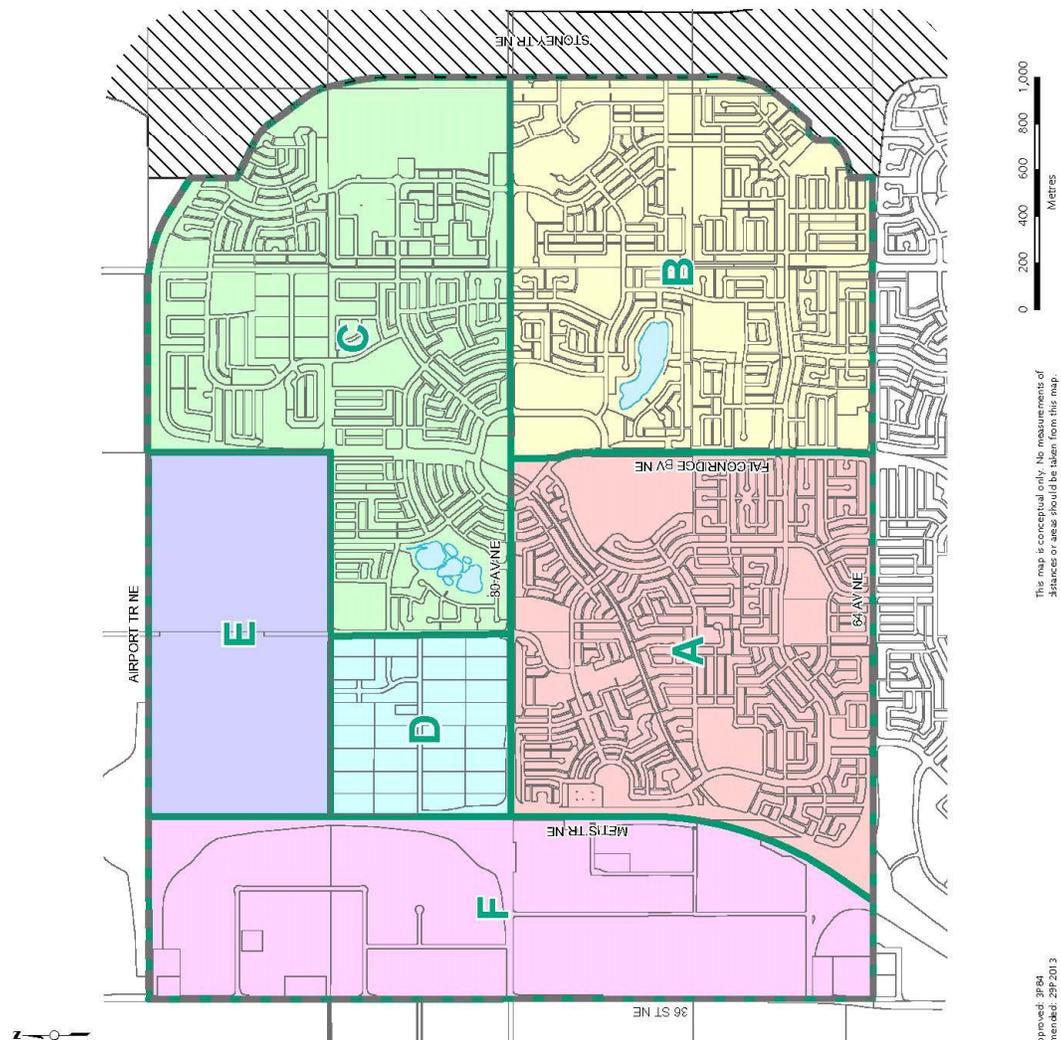
APPENDIX III

REVISED MAP 5: Development Cells

Saddle Ridge
Area Structure Plan

Map 5

Development Cells



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Approved: 3/1/14
Approved: 2/2/2013

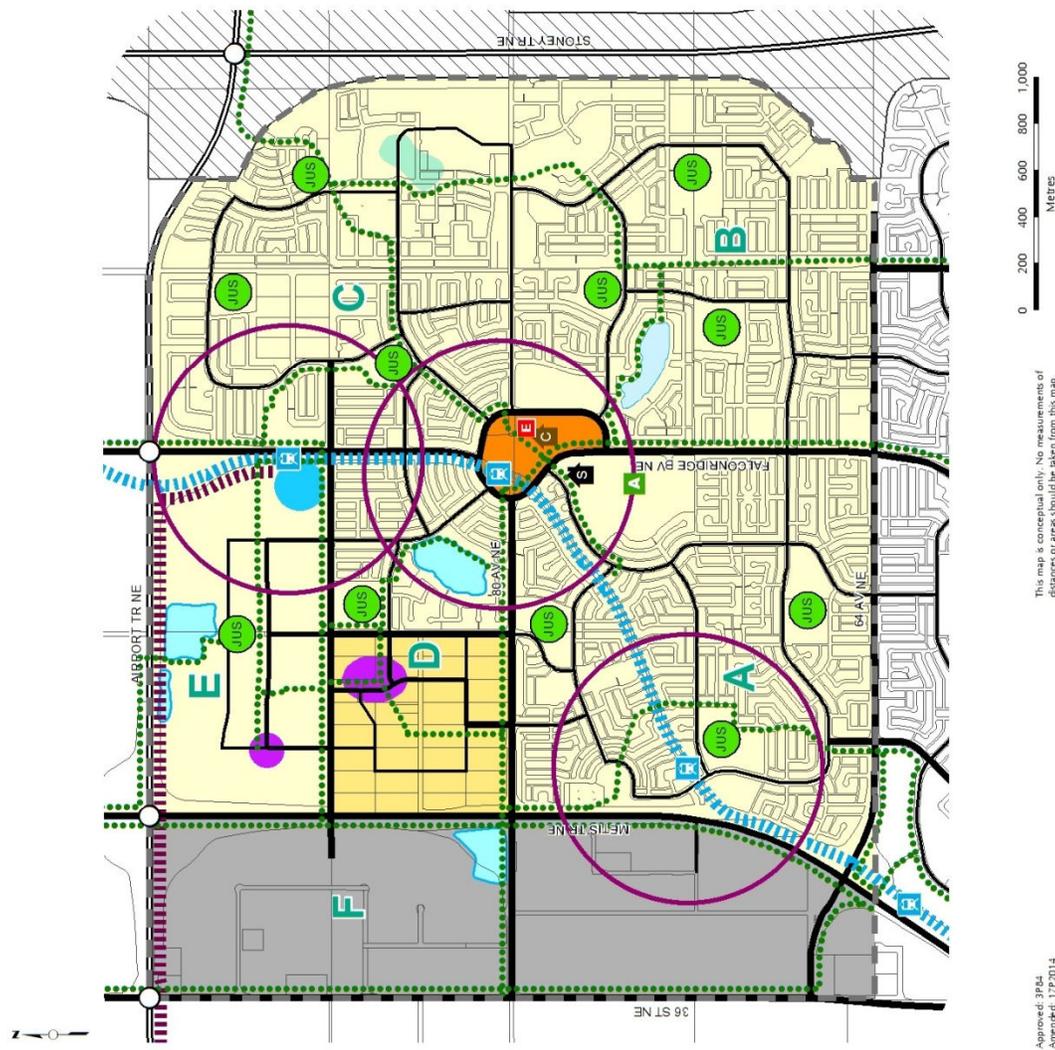
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APPENDIX IV

REVISED MAP 6: Land Use Plan

**Saddle Ridge
 Area Structure Plan**

- Map 6
 Land Use Plan
- Legend**
- City Limits
 - Transportation/Utility Corridor
 - Study Area Boundary
 - Development Cells
 - Residential
 - Cell D Residential
 - Town Centre
 - Community Activity Centre
 - Neighbourhood Activity Centre
 - Industrial
 - Park
 - Natural Area/Wetlands
 - Wetlands/Storm Pond
 - Joint Use Site
 - Senior High School
 - Athletic Park
 - Community Centre
 - Emergency Services
 - Regional Pathway
 - Expressway (Skeletal Road)
 - Major Road (Arterial Street)
 - Primary Collector Road
 - Collector Road
 - Interchange
 - L.R.T. Alignment
 - L.R.T. Station
 - Airport Transit Connection (Technology TBD)
 - TOD Area (600m Radius)



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 Amended: 1/27/2014

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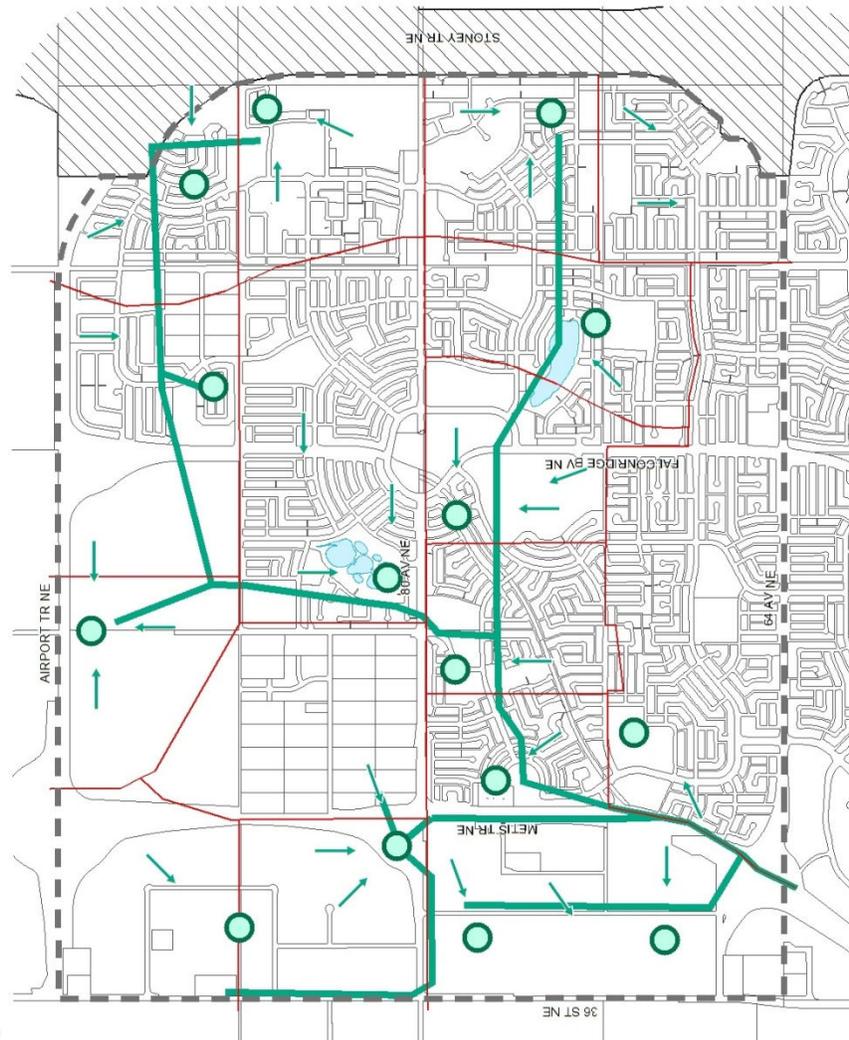
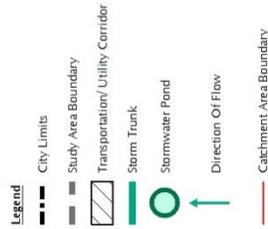
APPENDIX V

REVISED MAP 9: Stormwater Management

Saddle Ridge
 Area Structure Plan

Map 9

Stormwater
 Management



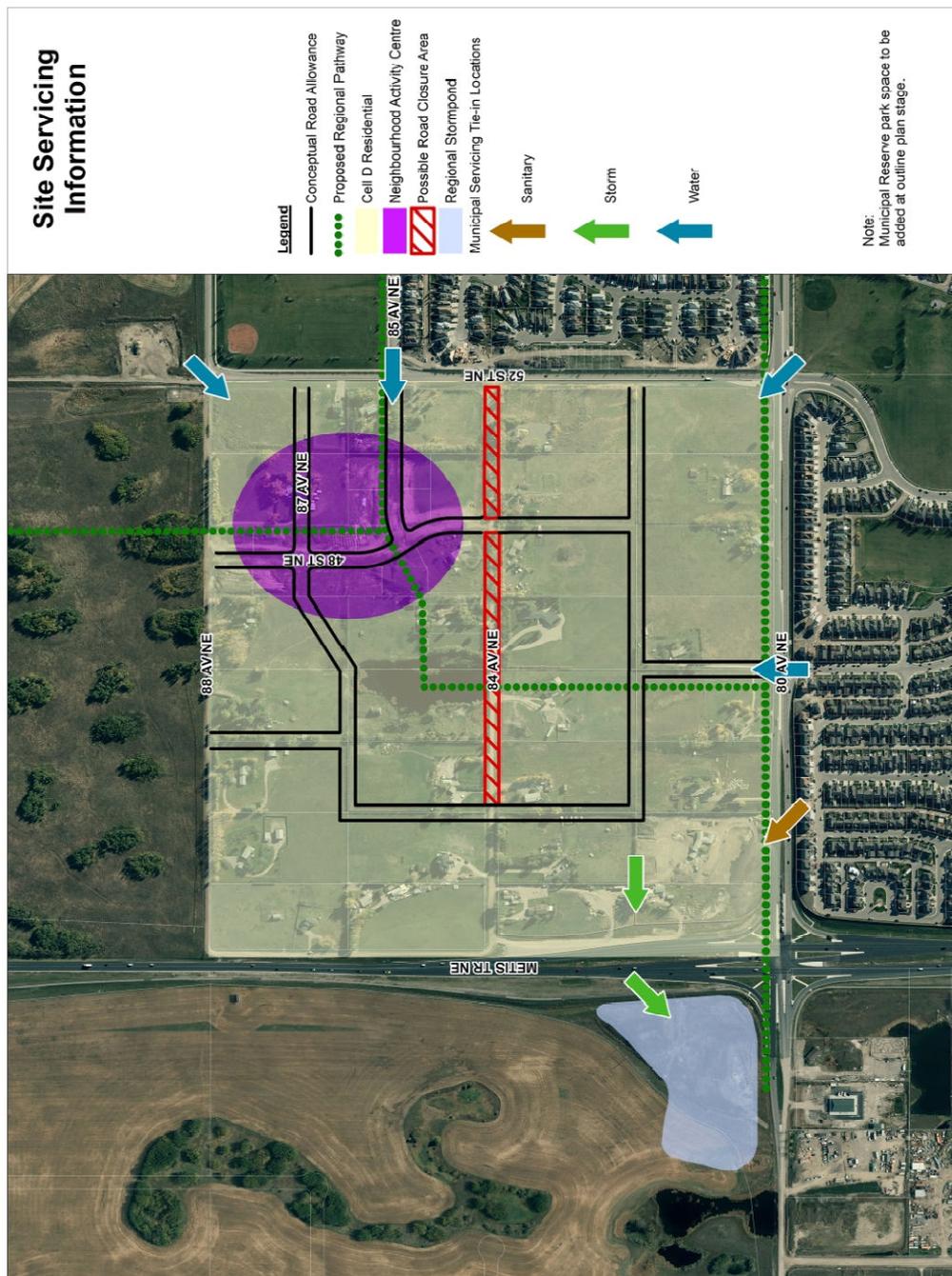
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Approved: 3/24/13
 Amended: 2/19/2013

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APPENDIX VI

Site Servicing Information



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APPENDIX VII

Existing and Proposed Policy Density Comparison

Table 1: Existing Policy - Density tracking for Cell D area					
Policy Area (155 ac)	ASP policy (land) area	ASP (approved) policy Density Range		ASP (approved) policy # of Unit Range	
		Minimum	Maximum	Minimum	Maximum
Residential	30.6 ha (75 ac)	17.3 upha (7 upa)	No max	530	610 (* undefined / 20% increase)
Transitional	12.1 ha (30 ac)	21 upha (8.5 upa)	37 upha (15 upa)	255	450
Medium	14.2 ha (35 ac)	21 upha (8.5 upa)	49 upha (20 upa)	300	700
NAC (<i>Flights project area</i>)	6.1 ha (15 ac)	See Table 2 below		232 * (min 100 jobs and people / ha)	(350 *) (* estimated with a 50% increase)
Total # of Units				±1320 units	2110 units

* = Anticipated units

Table 2: Proposed Policy - Density tracking for Cell D area					
Policy Area	ASP policy (land) area	ASP policy – Proposed Density Range		ASP policy – Proposed Unit Range	
		Minimum	Maximum (estimated)	Minimum	Maximum
Cell D Policy Area	56.6 ha (140 ac)	20 upha (8.0 upa)	40 upha (16 upa)	1132	2264
NAC *based on approved land uses	6.1 ha (15 ac)	* min 100 jobs / people / ha (60 upha)		232 *	350 *
Total # of Units (62.7 ha)		21.7 upha (8.8 upa)	41.5 upha (16.8 upa)	1360	2600

* = Anticipated units

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APPENDIX VIII

LISTING OF LANDOWNERS FOR SADDLE RIDGE CELL "D"

Name	Parcel Address
Walter Deneiko	8608 - 44 Street NE
Jeannie & Randy Clubb	4924 - 80 Avenue NE
Judy Jaime Stasiuk	4908 - 84 Avenue NE
Gurdev & Harminder Gill	4515 - 84 Avenue NE
John Dhaliwal	4615 - 84 Avenue NE
Manjula Patel	4719 - 84 Avenue NE
Gurdev Dhillon	4612 - 84 Avenue NE
Jasbinder & Ravinder Brar	4515 - 88 Avenue NE
Gerald Ferguson	4715 - 88 Avenue NE
Darshan Sidhu	5120 - 80 Avenue NE
Harman Arora	4903 - 88 Avenue NE
Paul & Donna Rossiter	4907 - 84 Avenue NE
Dale Schlosser & Shelley Allen	4607 - 88 Avenue NE
Kushmanker Chopra	4520 - 80 Avenue NE
Eugeniusz & Zofia Kuklicz	4720 - 84 Avenue NE
Karamjit Johal	5119 - 84 Avenue NE
Sarabjeet Hayer	5119 - 84 Avenue NE
Kuldip Singh Hayer	5119 - 84 Avenue NE
Ranjit & Harjit Hayer	5111 - 84 Avenue NE
Bhupinder & Harjit Sidhu	4811 - 84 Avenue NE
Manu Chugh	
Malhi, Randev	4820 - 84 Avenue NE
1332142 Alberta Ltd.	8607 - 52 Street NE E
1332142 Alberta Ltd.	8825 - 52 Street NE
Al Hedaya Islamic Centre	8415 - 52 Street NE
Syed Soharwardy (calgary islamic)	4616 - 80 Avenue NE
Manjit Kaur Brar	4704 - 80 Avenue NE
Manjit Kaur & Rattan Singh	4820 - 80 Avenue NE
Sukhjot, Bikramjit Virk & Joginder Rai	5020 - 80 Avenue NE
Ed Citton (Esso Imperial Oil)	
Sathiya Sinnathamby (7S Group)	