

PROPOSED LAND USE AMENDMENT IN SADDLE RIDGE

LOC2023-0369

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PUBLIC HEARING



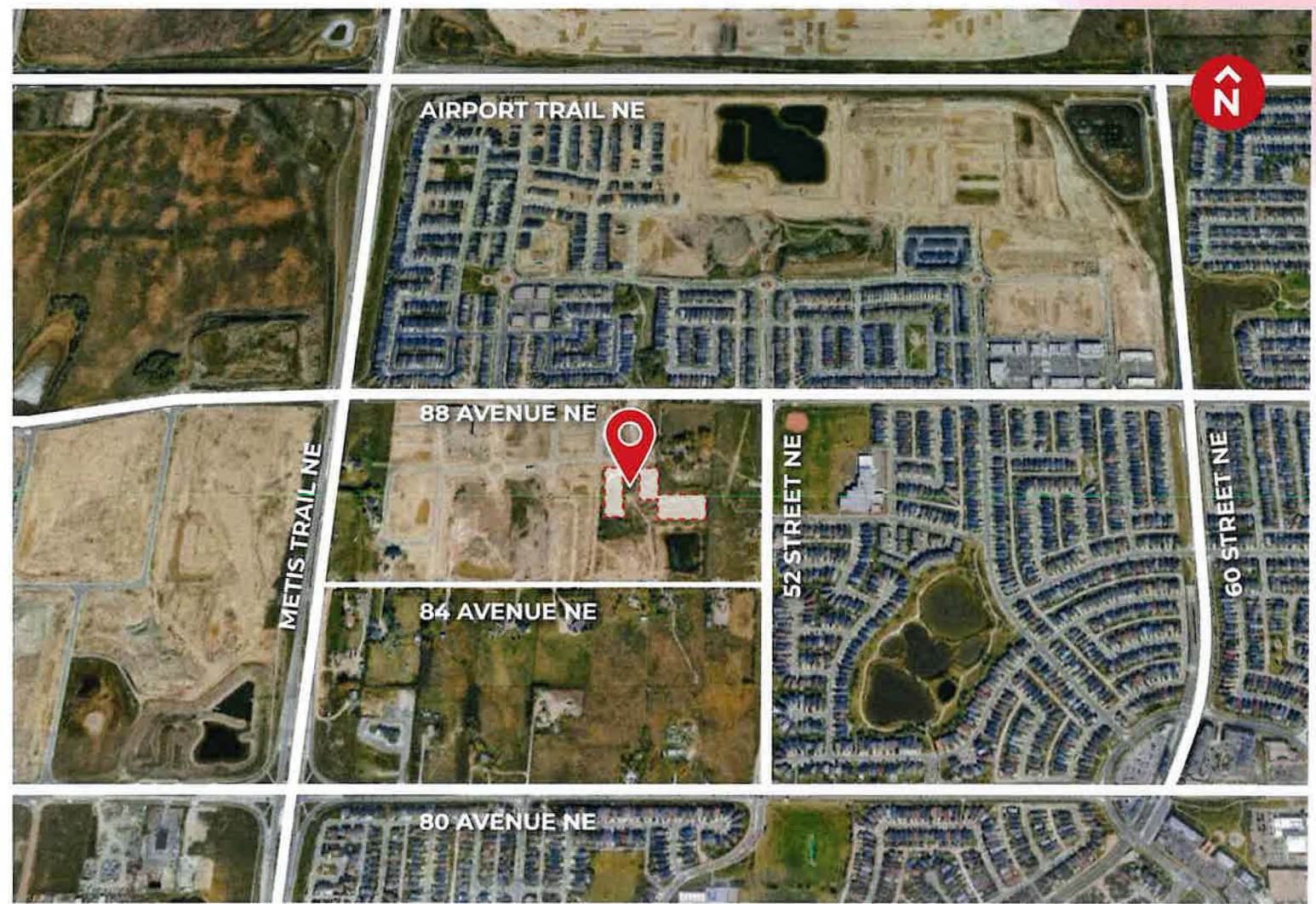
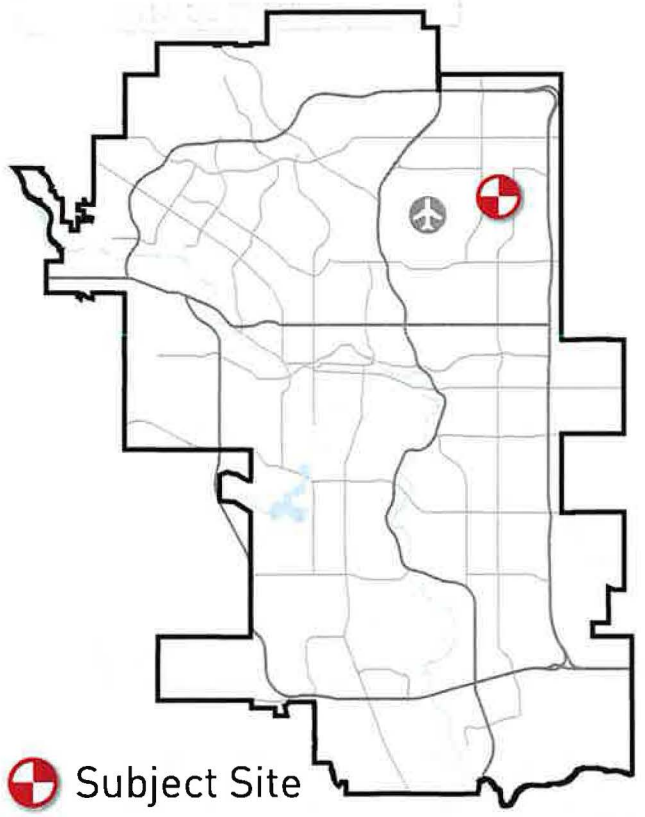
JULY 16, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 16 2024
ITEM: 7.2.13 CPC2024-0533
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

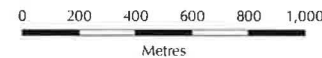
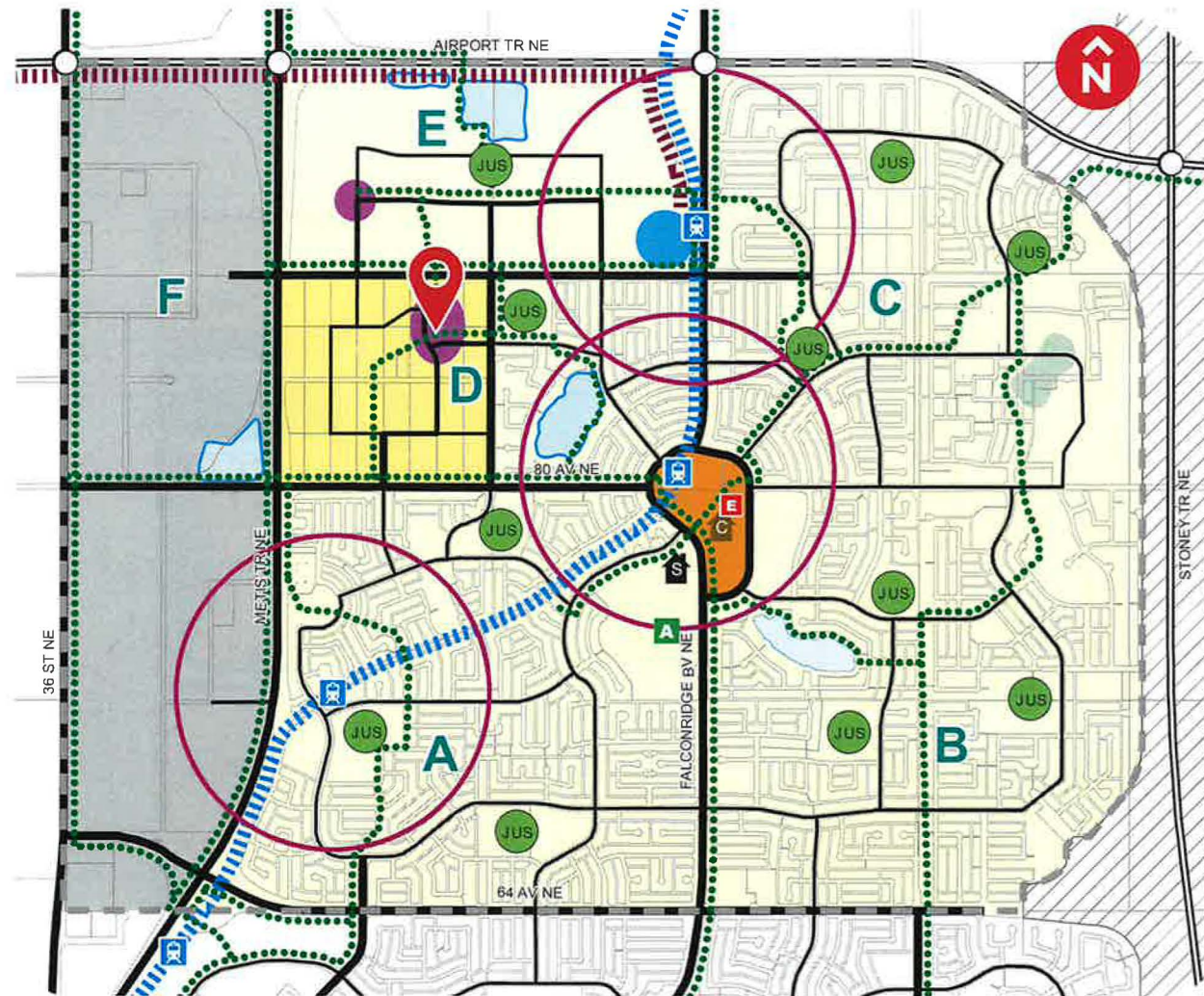
SITE LOCATION

CILA CTRBK & DEVLSP/NEAL
10/1/2014
10/1/2014
10/1/2014



SADDLE RIDGE AREA STRUCTURE PLAN (ASP)

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- + 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
- + 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
- + Does not specify NAC boundaries
- + Current land use district requires amendment to accommodate proposed comprehensive townhouse development

--- Subject Lands

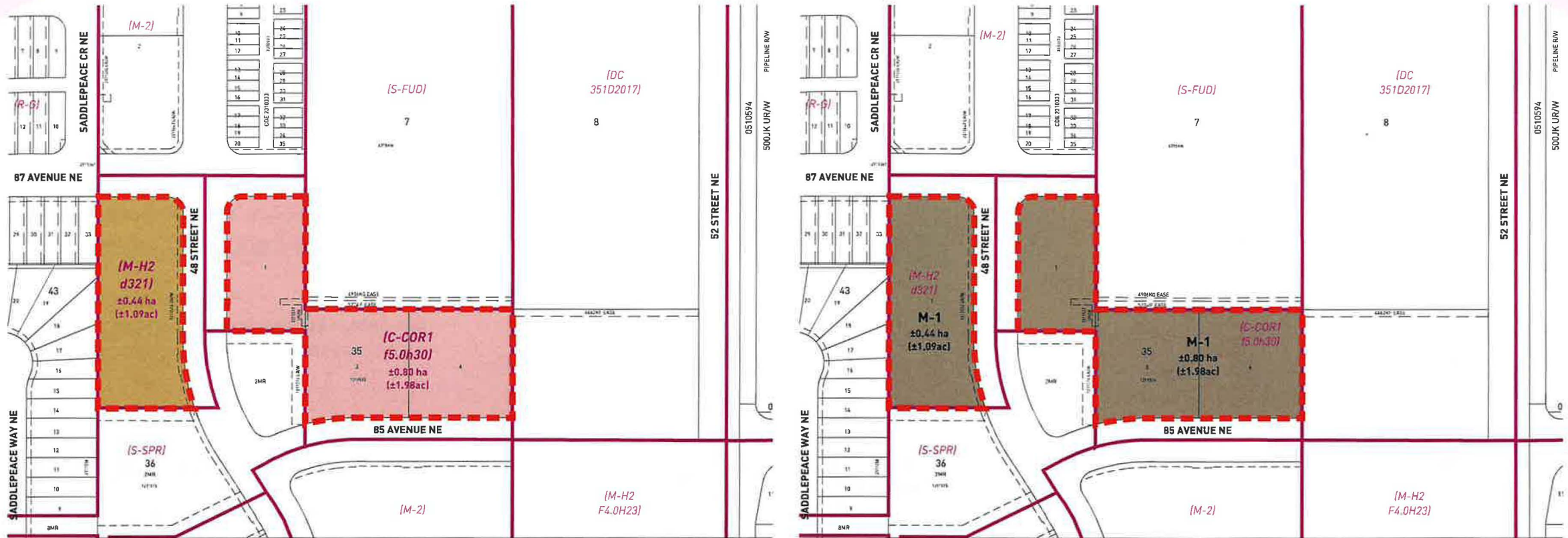


PROPOSED LAND USE AMENDMENT



EXISTING

PROPOSED



- ▬ Subject Lands
- C-COR1: Commercial - Corridor 1 District
- M-H2: Multi-Residential - High Density Medium

- M-1: Multi-Residential - Low Profile District

SUMMARY



- + Density 68 uph
- + Site intensity of 129 people and jobs per gross developable hectare
- + Contributes to a minimum 30% non-single detached housing in Cell D
- + Providing a sensitive interface with existing single detached and semi-detached homes, and planned park space
- + Increased population will support local businesses within the NAC

QUESTIONS OR COMMENTS?



JULY 16, 2024

PROPOSED DEVELOPMENT CONCEPT



- + Submitted under DP
- + Comprehensive townhouse development

