# PROPOSED LAND USE AMENDMENT IN SADDLE RIDGE

LOC2023-0369

**PUBLIC HEARING** 

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CITY OF CALGARY

RECEIVED
IN COUNCIL CHAMBER

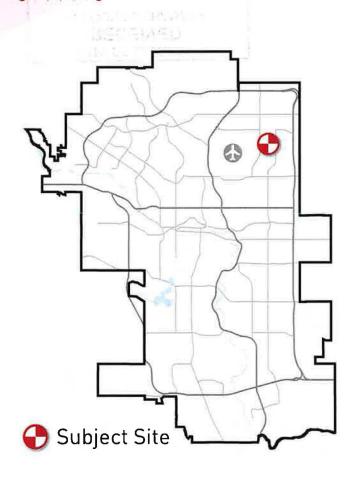
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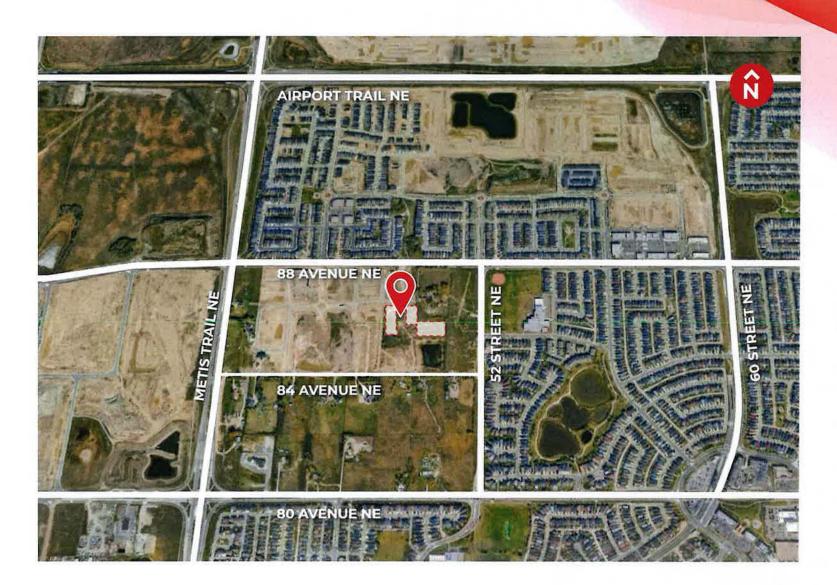
Distrib - Presentation 2 CITY CLERK'S DEPARTMENT



JULY 16, 2024

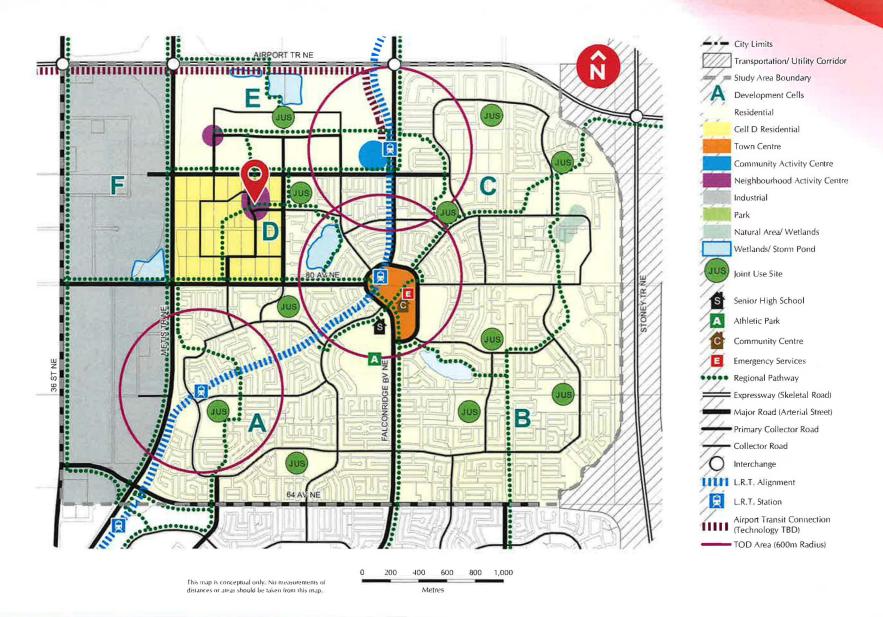
# SITE LOCATION





## SADDLE RIDGE AREA STRUCTURE PLAN (ASP)

- 1 1 1 1 •
- + 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.



# SADDLE RIDGE CELL D OUTLINE PLANS

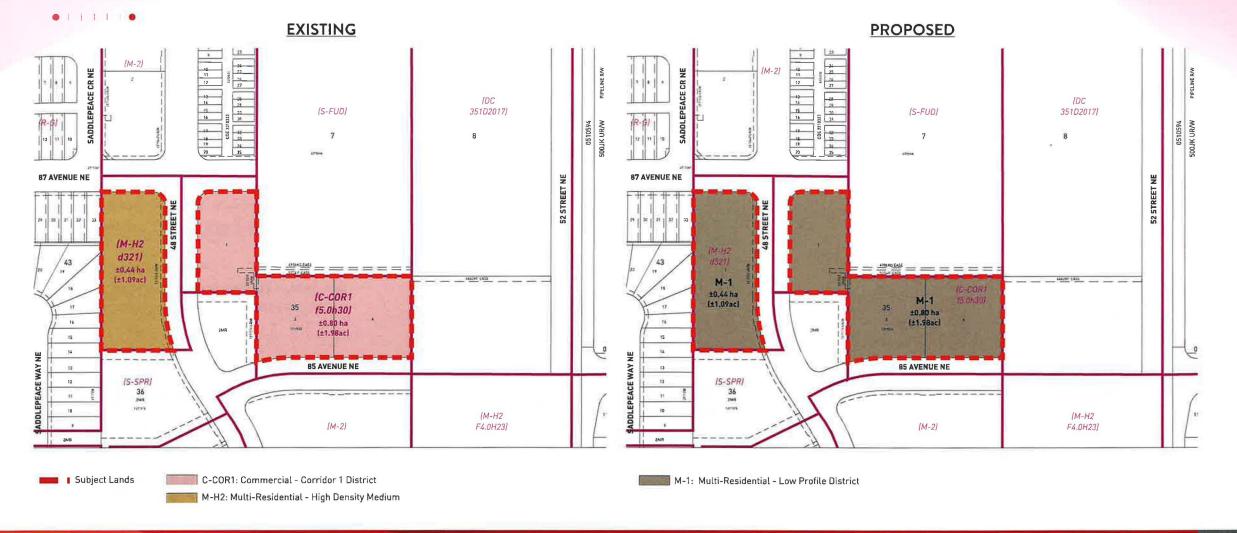
- .
- + Provides direction on land use and subdivision
- + Does not specify NAC boundaries
- + Current land use district requires amendment to accommodate proposed comprehensive townhouse development

R-G DC R-G M-2 M-2 R-G 351D2017 C-N2 R-G Approved 10.5m/21m Collector Street 87 AVE NE 0.57HA / 1.41AC S-FUD R-G R-G C-COR1 f5.0h30 R-G R-G S-SPR 85 AVENUE NE Approved of Outline Stand Use M-2 S-CI 3.11HA / 7.68AC \*\*\*\*\*\*\* M-H2 f4.0h23 SADDLEPEACE ROAD NE 8.5m/16 Residential Street M-2 M-2 R-G R-G FO HOUSE S-SPR 84 AVENUE NE Future MR

Subject Lands

#### PROPOSED LAND USE AMENDMENT





### PLANNED COMMERCIAL LANDS

- 1 1 1 1 1 •
- + Adjacent DC351D2017 is based on the C-COR1 District and includes retail and consumer services.
- + ±1,3470m² (145,000ft²) of commercial land planned in the surrounding area.
- + A Market Study, submitted with this application, found that there is sufficient retail within 1km of the subject site supporting the reduction of commercial space as proposed.

Ided Arterial (2x8m/36m) R-G DDLEPEACE CRESCENT C-N1 C-N1 DC R-G M-2 M-2 351D2017 R-G C-N2 0.57HA / 1.41AC R-G M-X2 S-FUD R-G R-G R-G M-1 R-G S-SPR 85 AVENUE NE M-2 S-CI M-H2 f4.0h23 M-2 W-2 R-G R-G ES VENTE R-G S-SPR

Subject Lands

#### **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?

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B&A)

JULY 16, 2024

### PROPOSED DEVELOPMENT CONCEPT

- 1 : 1 1 ·
- + Submitted under DP
- + Comprehensive townhouse development

