

Applicant Submission

2025 January 6

Land use and outline plan applications have been submitted by B&A on behalf of Triumph Properties for a 5.6 hectare (13.9 acre) site. The parcels involved in this project include Block 22, 23, and 25 of Plan 6778AW and are located in the Calgary community of Saddle Ridge. The area is made up of fragmented acreage parcels, primarily 2.0 hectares (5.0 acres) in size and is surrounded by suburban development. North of the site is 84 Avenue NE, to the east is 52 Street NE and existing single-detached dwellings, to the south is 80 Avenue NE and to the west are existing acreages.

The subject lands fall within Community D of the Saddle Ridge Area Structure Plan (ASP) and are found on the west side of ASP area. The composition of the Cell D neighbourhood is envisioned to be a residential neighbourhood area containing a mix of housing types in a grid-based street pattern, that contains parks and green infrastructure. Multi-residential and neighbourhood scale commercial is supported in Cell D.

This application includes a land use amendment which proposes to redesignate the site from Special Purpose -Future Urban Development (S-FUD) to the following Districts:

- + Residential - Low Density Mixed Housing (R-G)
- + Multi Residential - Low Profile (M-1)
- + Direct Control (DC)
- + Special Purpose - School, Park, and Community Reserve (S-SPR) (MR)

The DC district is based on the High Density Low Rise (M-H1) district. The DC provides building height setbacks to limit the massing while also achieving higher densities within proximity to the Saddletowne LRT station. The proposed development is anticipated to achieve 380 units or 67.4 units per hectare.

Three parks are proposed within the outline plan. One park will be situated along Saddleranch Boulevard NE, the second along Saddlegate Way and the third park will be located on 84 Avenue NE . The size and shape of the parks will be conducive to programming the spaces to serve the neighbourhood. The parks will fulfill the 10% MR dedication requirement.

In accordance with the ASP, this application will introduce a variety of housing forms including single-detached, comprehensive townhome sites and apartments to accommodate a range of lifestyles, ages, and incomes. The modified grid street network facilitates efficient movement throughout the community, connecting to adjacent neighbourhoods, and connections to key destinations. Separate sidewalks and pathways connect pedestrians to the park space and the nearby open space network to promote active mobility and healthy living. The project team has created a plan that feasibly encourages growth and reflects the existing community context, while improving local housing choice.