



Public Hearing of Council

Agenda Item: 7.2.17

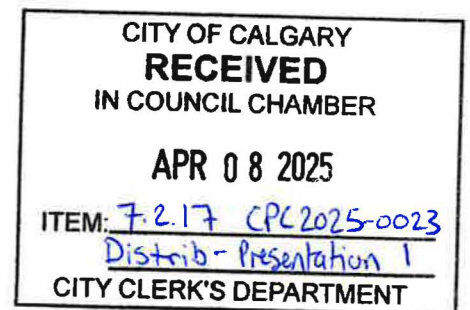


LOC2024-0127 / CPC2025-0023

Land Use Amendment

April 8, 2025

ISC: Unrestricted



Calgary Planning Commission's Recommendation:

That Council:

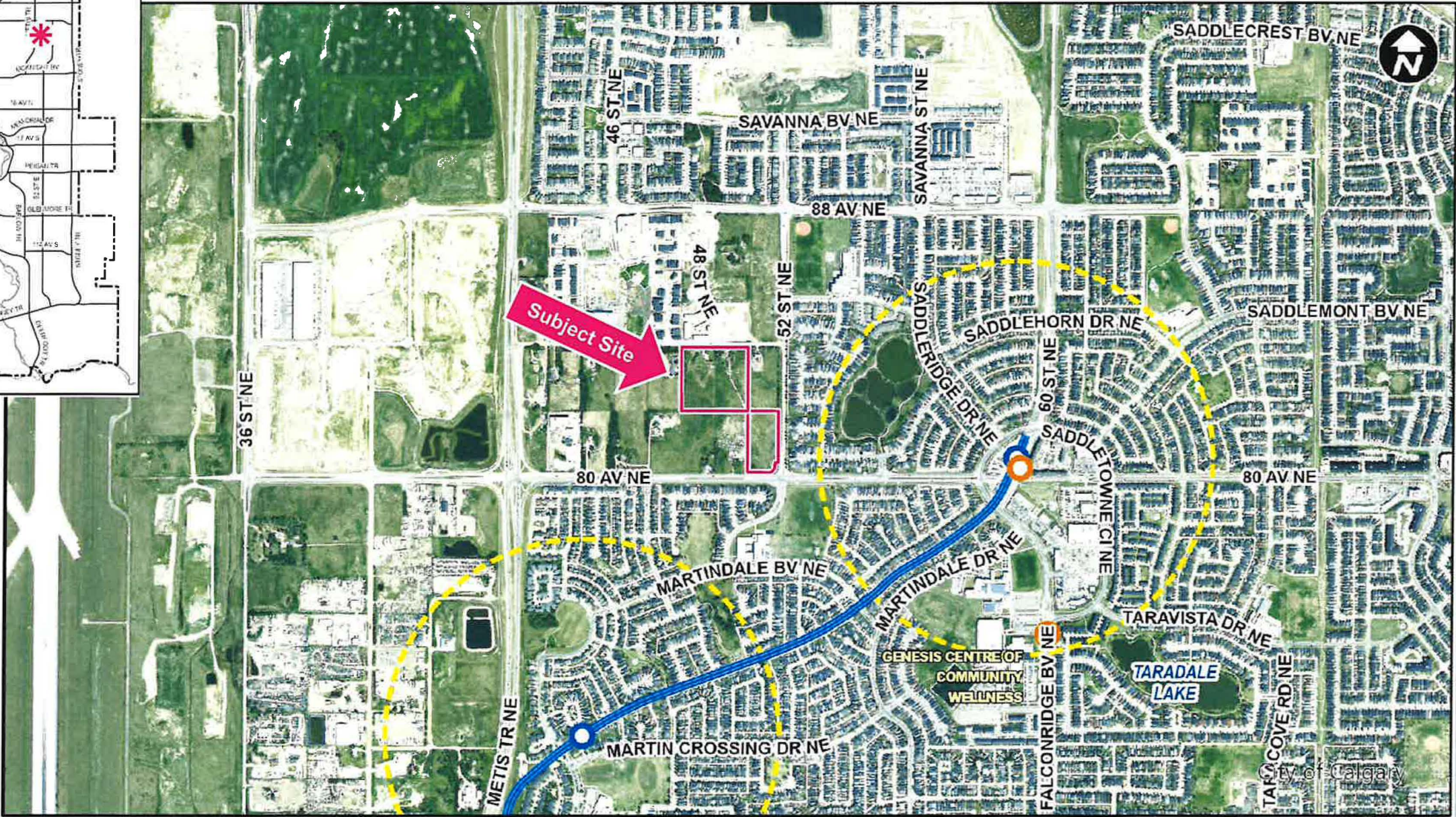
1. Give three readings to **Proposed Bylaw 34P2025** for the amendments to the Saddle Ridge Area Structure Plan; and
2. Give three readings to **Proposed Bylaw 59D2025** for the redesignation of 5.63 hectares $\pm$ (13.91 acres $\pm$) located at 5029, 5119 – 84 Avenue NE and 5220 – 80 Avenue NE from Special Purpose – Future Urban Development (S FUD) District **to** Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate Multi-Residential Development, with guidelines.

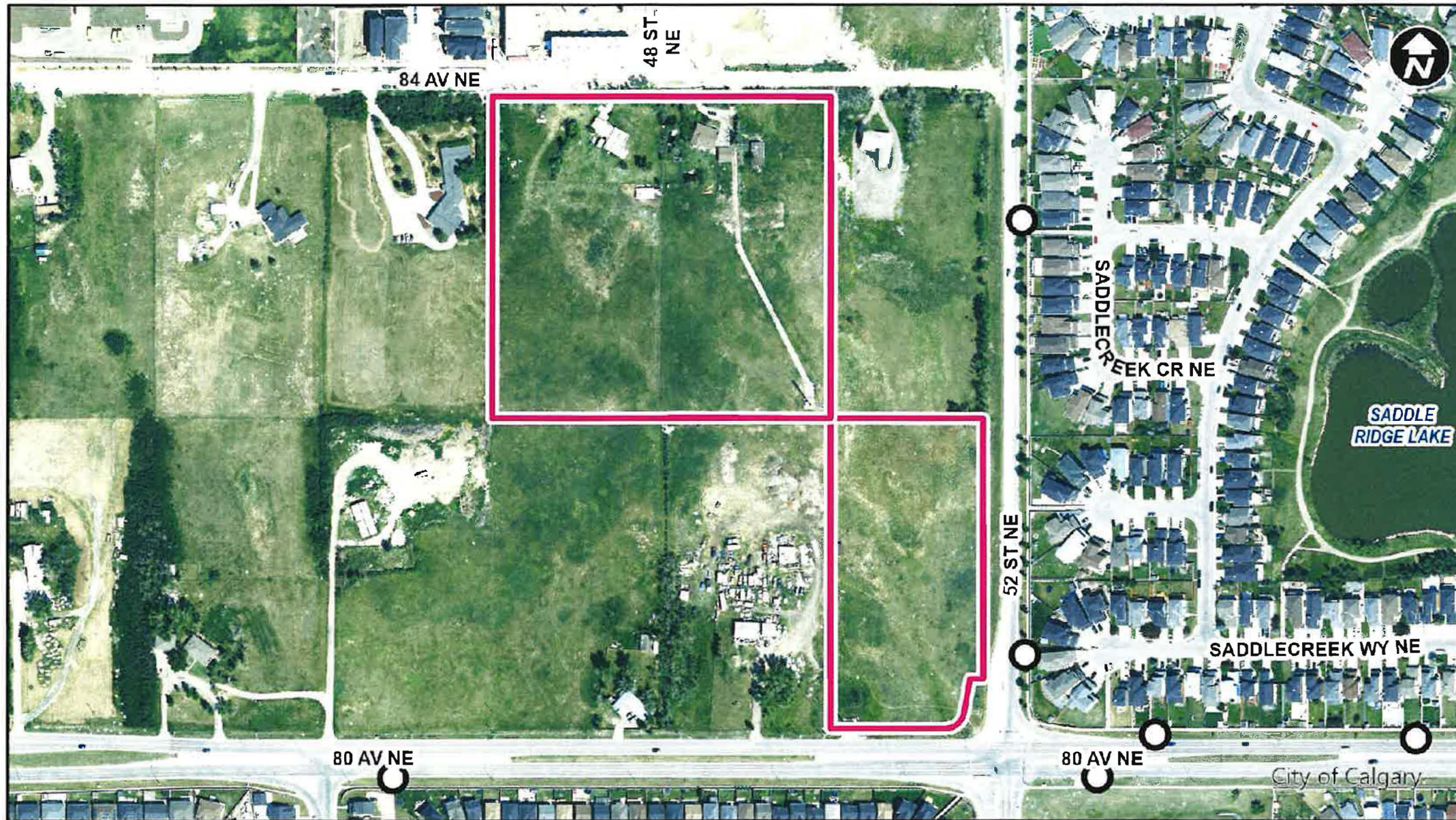




LEGEND

- 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



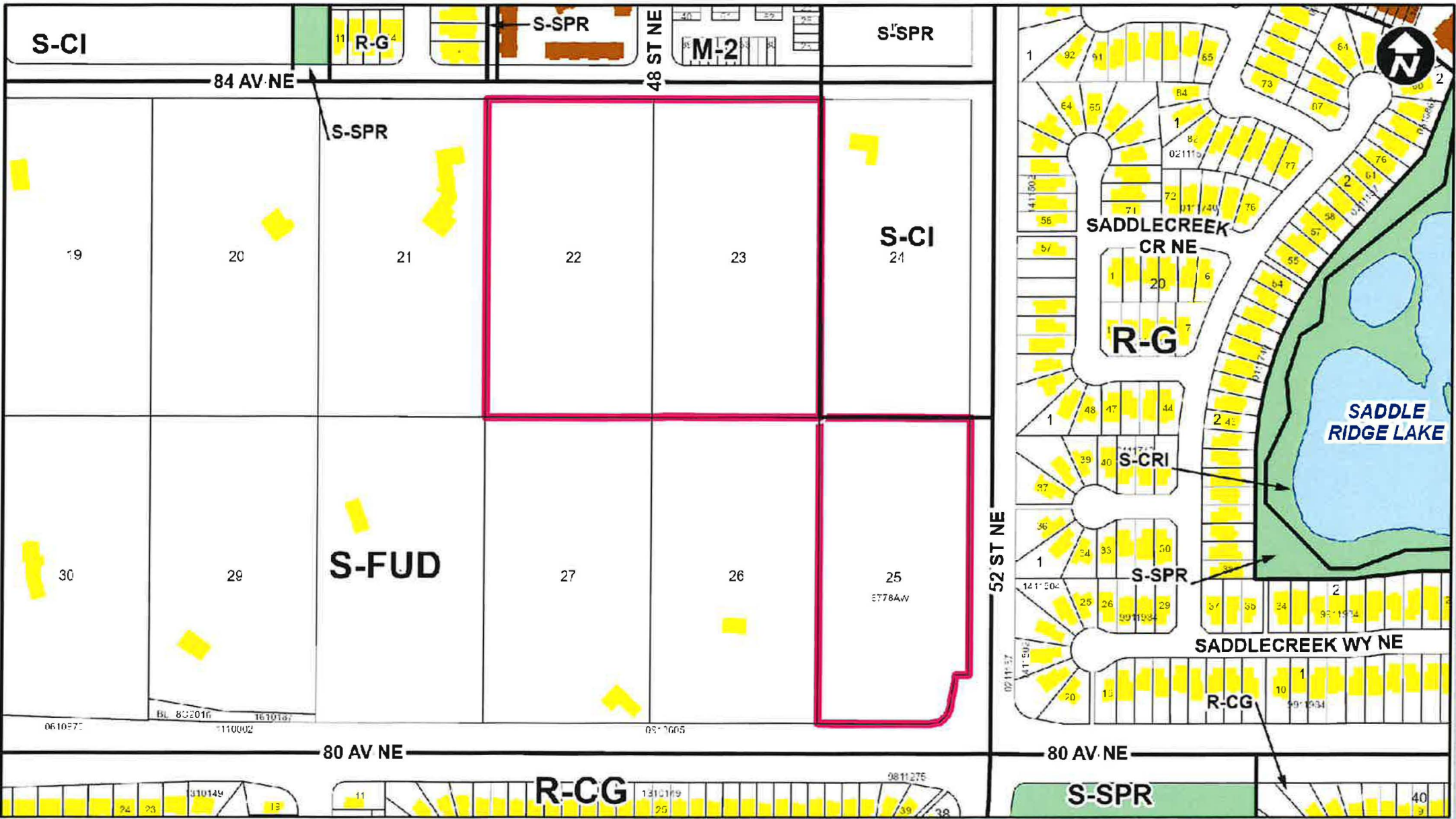


LEGEND

○ Bus Stop

Parcel Size:

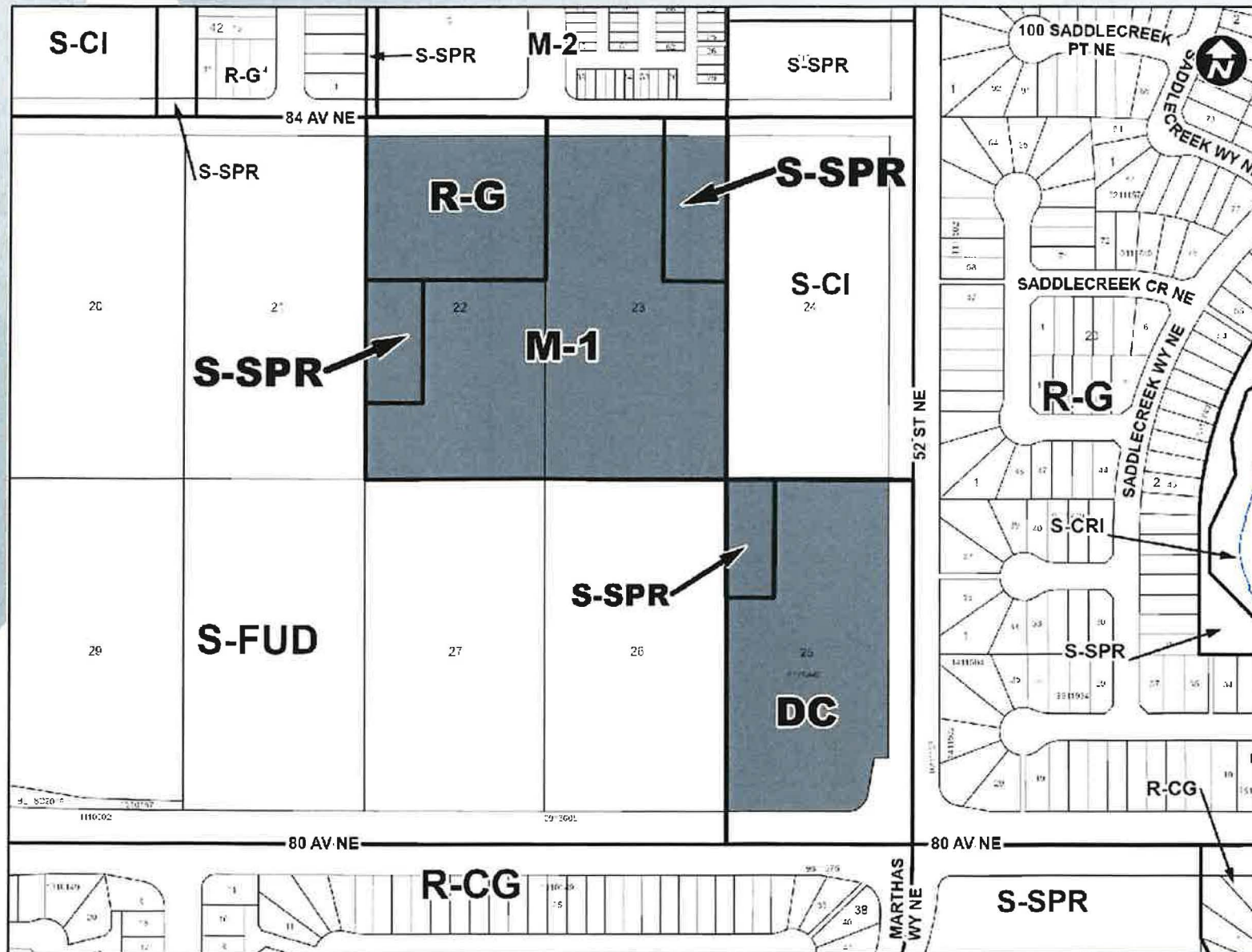
OP 5.63



- 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 Land Use Map

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Proposed Districts:

- Residential – Low Density Mixed Housing (R-G)
- Multi-Residential – Low Rise (M-1)
- Direct Control based on Multi-Residential – High Density Low Rise (M-H1)
- Special Purpose – School, Park and Community Reserve (S-SPR)

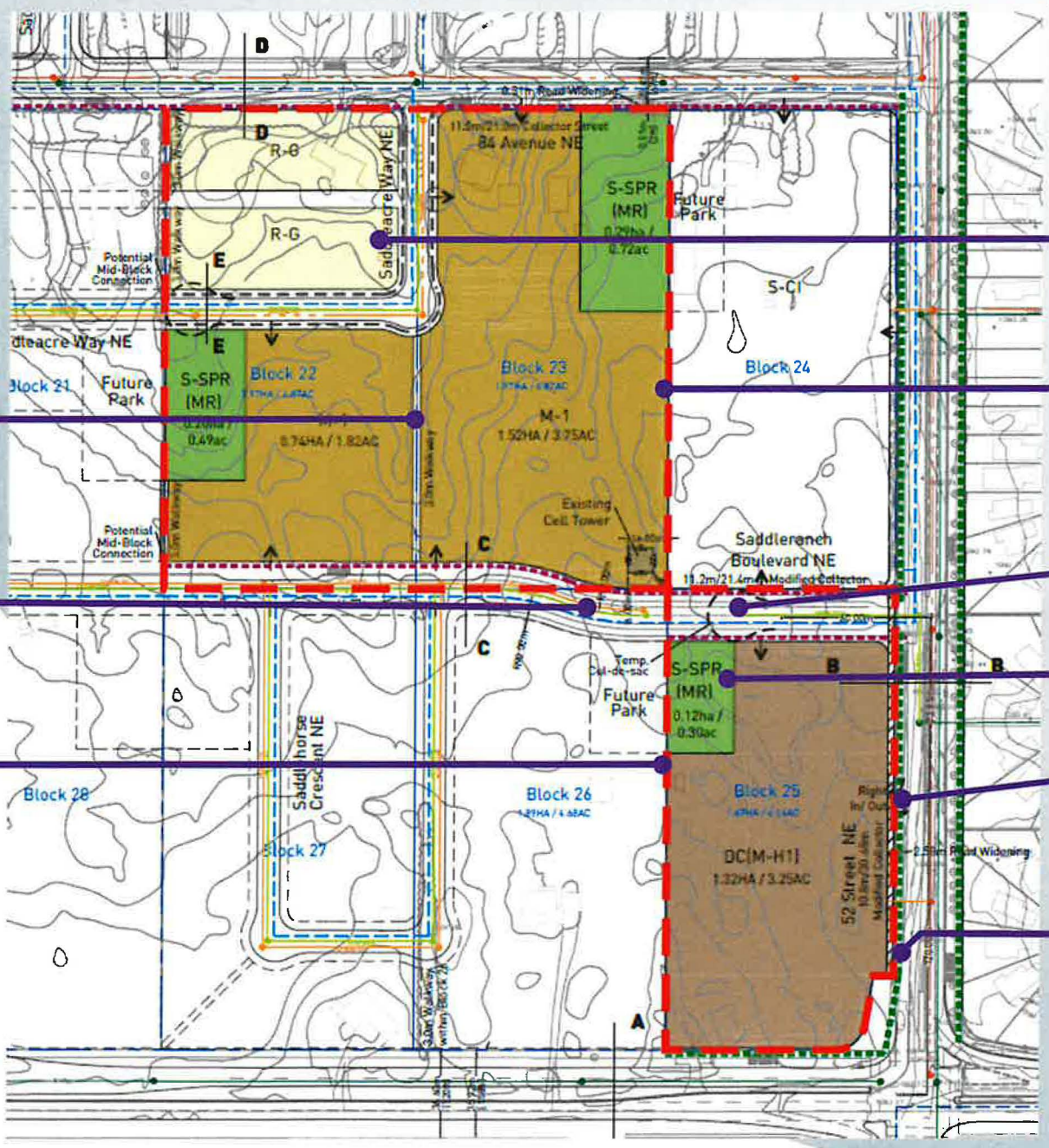
84 Avenue NE

Pedestrian Walkways

Storm Water Connection

High Density Residential Development

80 Avenue NE



Low Density Residential Development

Medium Density Residential Development

Temporary Cul-de-Sac (T)

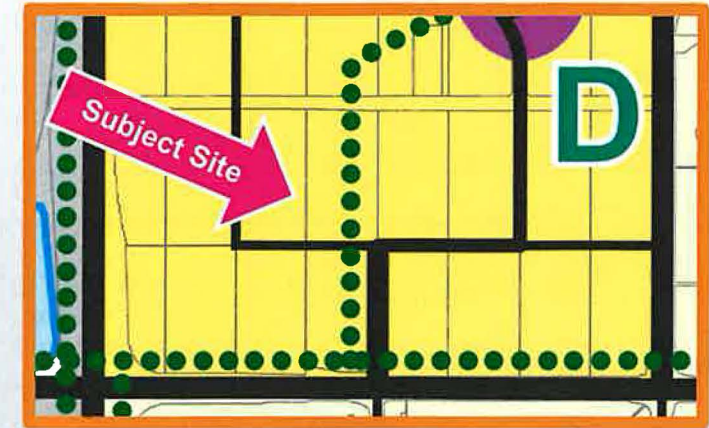
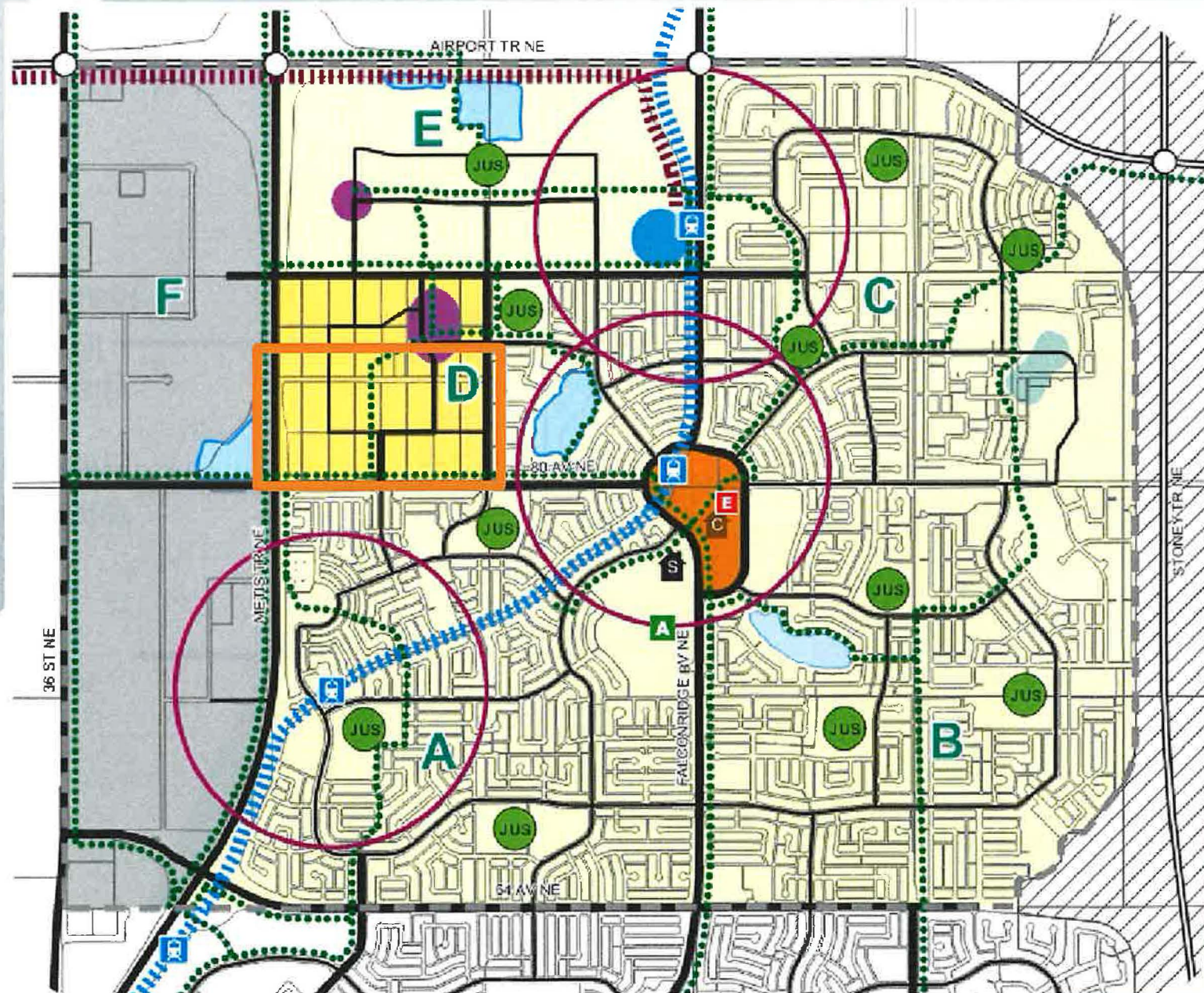
Park Spaces

Driveway Access

Multi-Use Trail Connections

Saddle Ridge Area Structure Plan

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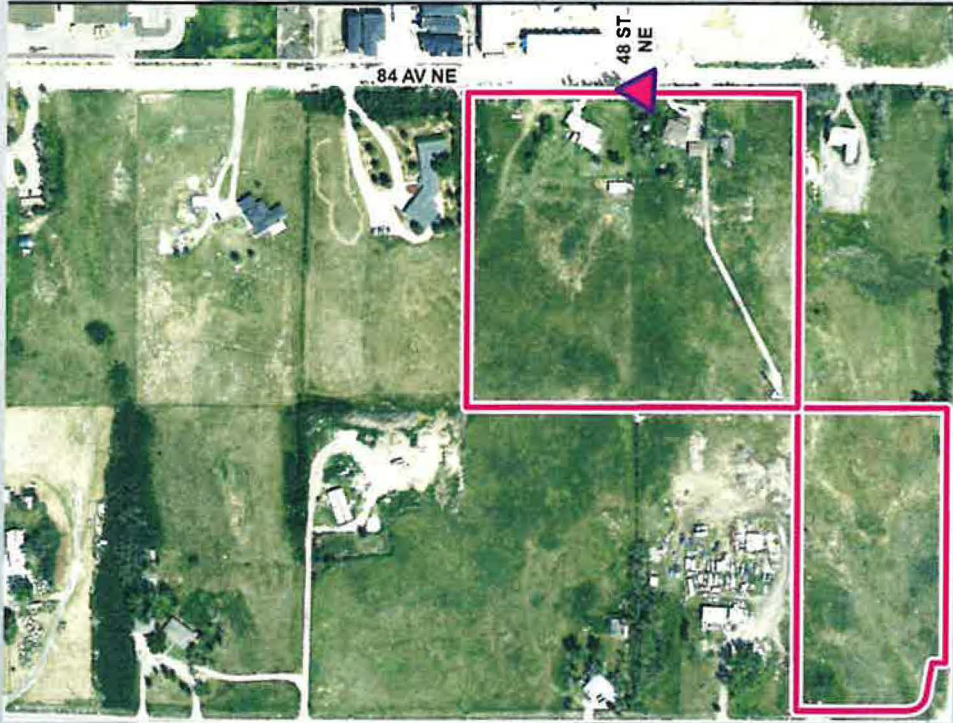
- Cell D Residential
- Neighbourhood Activity Centre
- Regional Pathway

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Supplementary Slides







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- Subject Site**

