

# **TRIUMPH PROPERTIES OUTLINE PLAN & LAND USE AMENDMENT IN SADDLE RIDGE**

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PUBLIC HEARING-LOC2024-0127

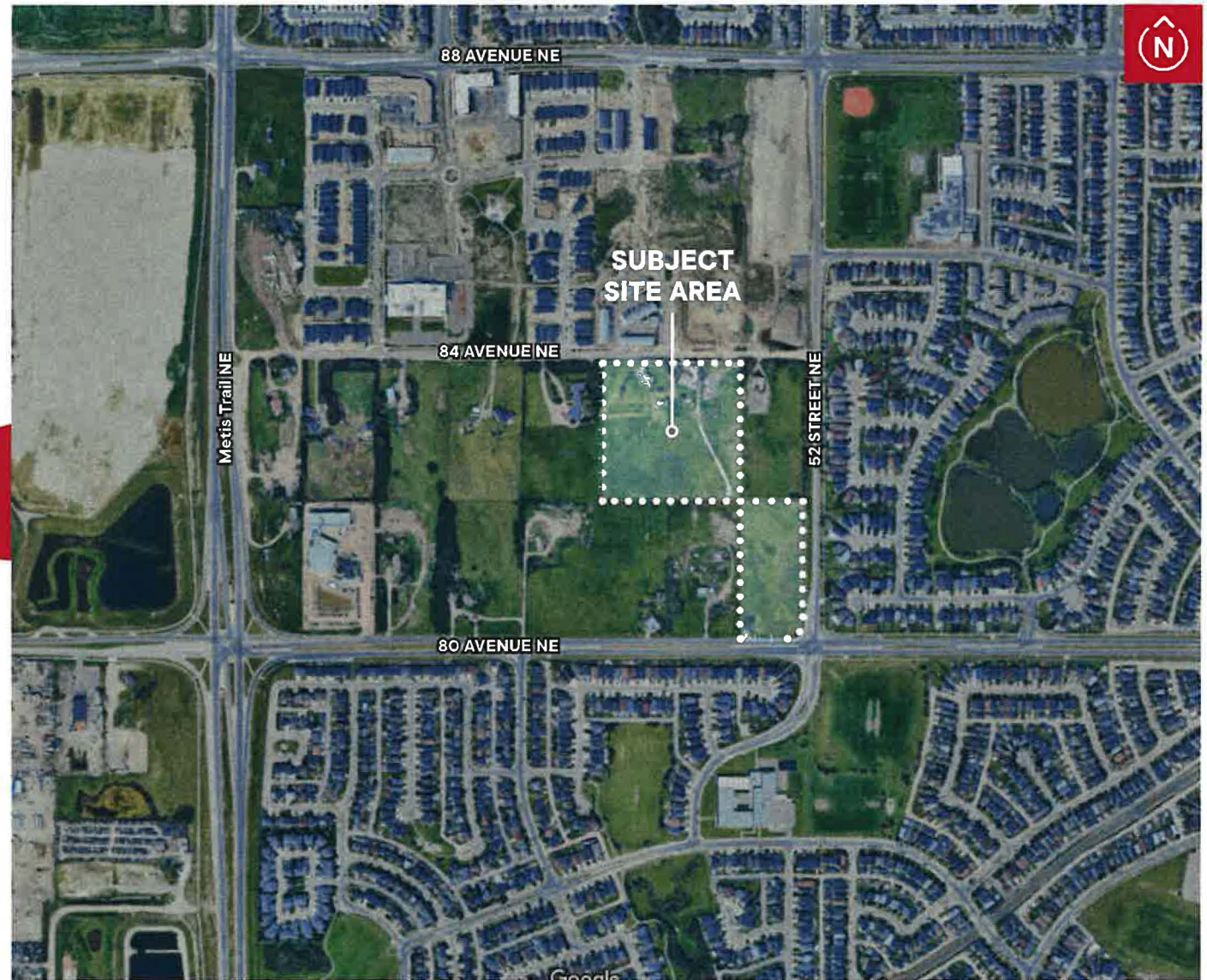
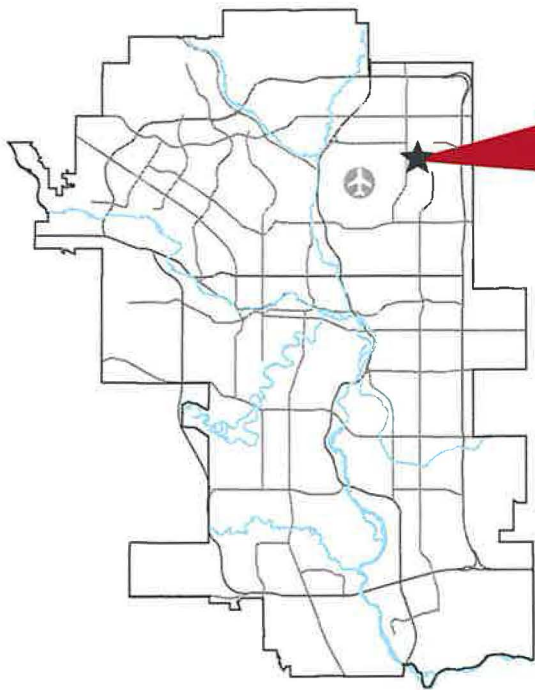


**APRIL 8, 2025**



## SITE LOCATION

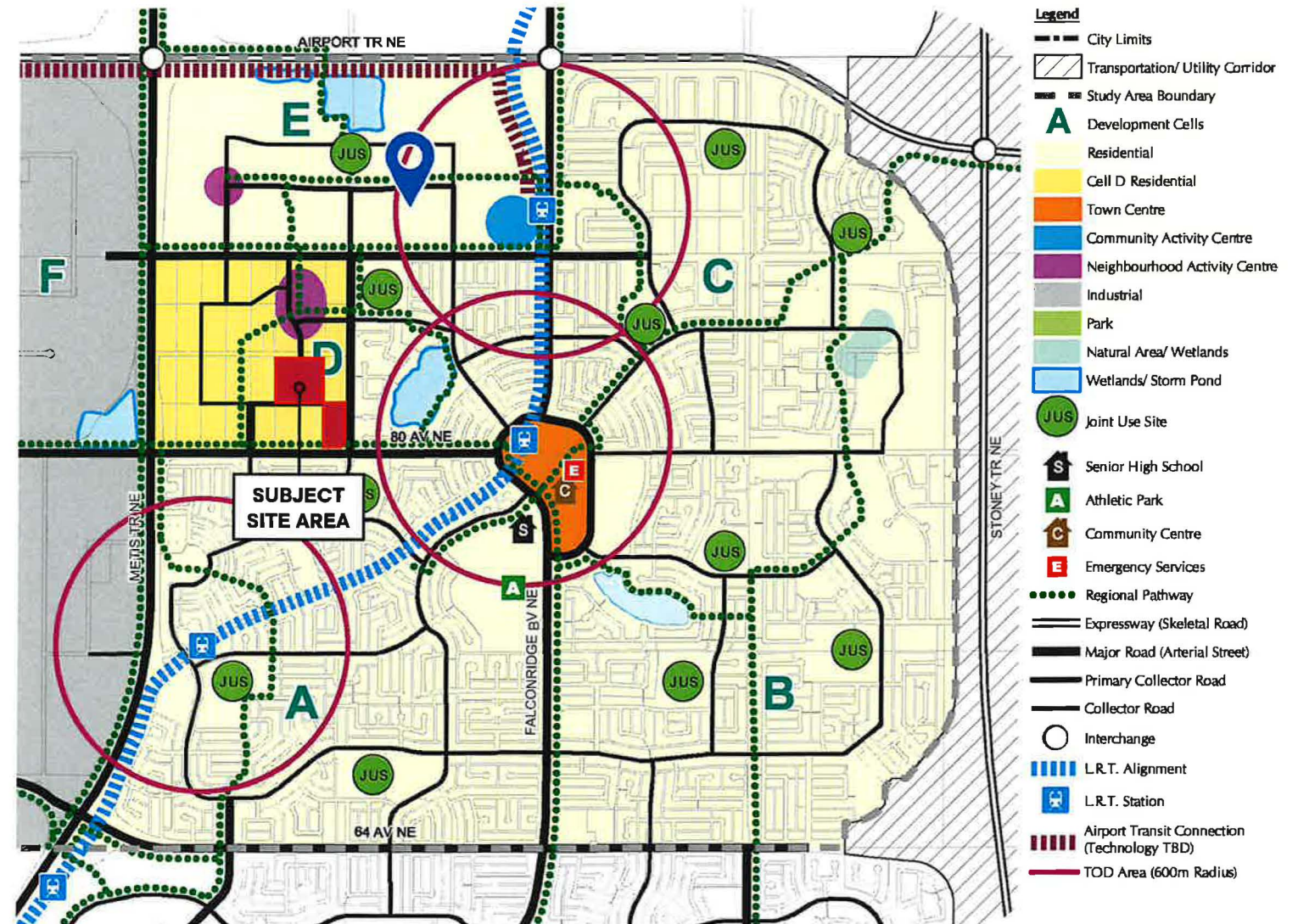
- ✚ The parcels involved in this project include Block 22, 23, and 25 of Plan 6778AW and are located in the Calgary community of Saddle Ridge.





# SADDLE RIDGE AREA STRUCTURE PALN (ASP)

- + The ASP is a Council approved document.
- + Provides high level direction on the buildout of the community.
- + Policies regarding the Cell D Area identify a desire for the existing acreages to redevelop into an urban residential neighbourhood.
- + Cell D is envisioned to contain low to medium density housing, connected with a grid based street pattern.





# CELL D

## COMMUNITY CONTEXT

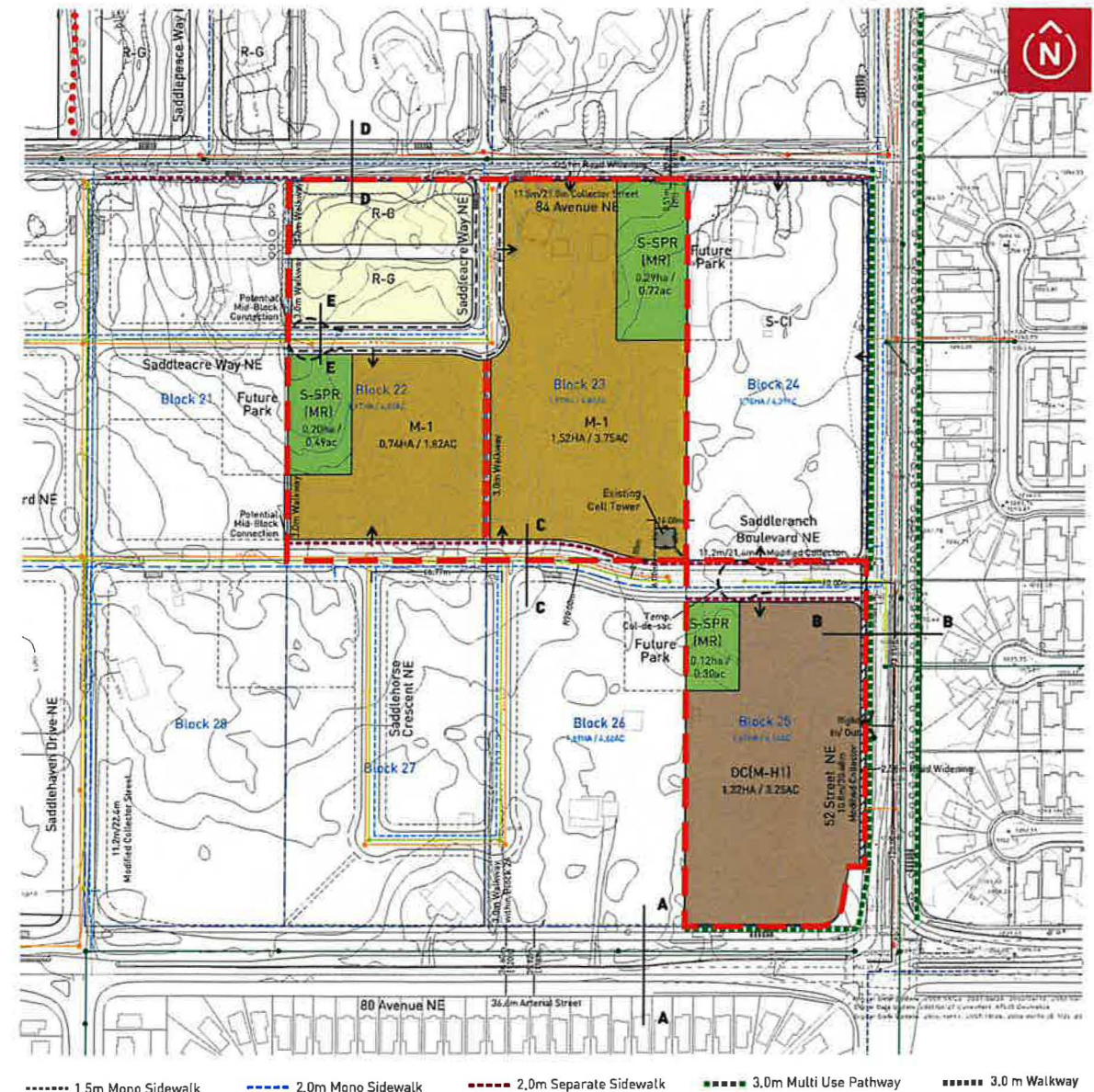
- + Cell D is progressing towards redevelopment to the north while residents exist to the south and east of the site.
- + The southern portion of Cell D has remained as acreage development but some landowners have submitted land use and outline plan applications.
- + The Saddletowne LRT station is located east of the site and within walking distance.
- + This application considered nearby residents, the proximity of the LRT station and the development intensions identified in the development submissions made by the adjacent landowners.





# APPROVED OUTLINE PLAN & PROPOSED LAND USES

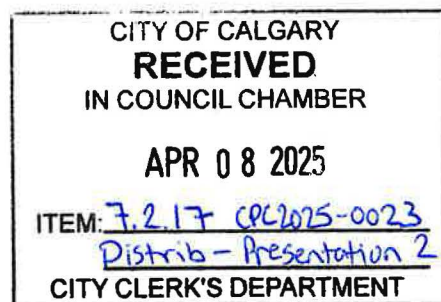
- + A variety of housing options are provided with this plan. Residential development will gradually transition from apartments, to comprehensive townhouses, to low profile homes.
- + A modified grid network will enable ease of access into the interior of Cell D. Pathways, sidewalks and walkways have been introduced to ensure walkability.
- + Blocks 22, 23 and 25 are providing the required park dedication. These parks will be expanded in the future by the adjacent developers.
- + DC(M-H1), M-1 and R-G are proposed to accommodate the envisioned development.





# SUMMARY

- + Provides a framework for the redevelopment of the southern portion of Cell D.
- + Introduces new low to mid-rise residential development that responds to the surrounding context.
- + Consistent with the goals of the Saddle Ridge Area Structure Plan Cell D vision, which strives to guide the development of complete communities.





An aerial photograph of a dense forest with a winding river and a road. The image is dark and serves as a background for the text.

**QUESTIONS OR COMMENTS?**

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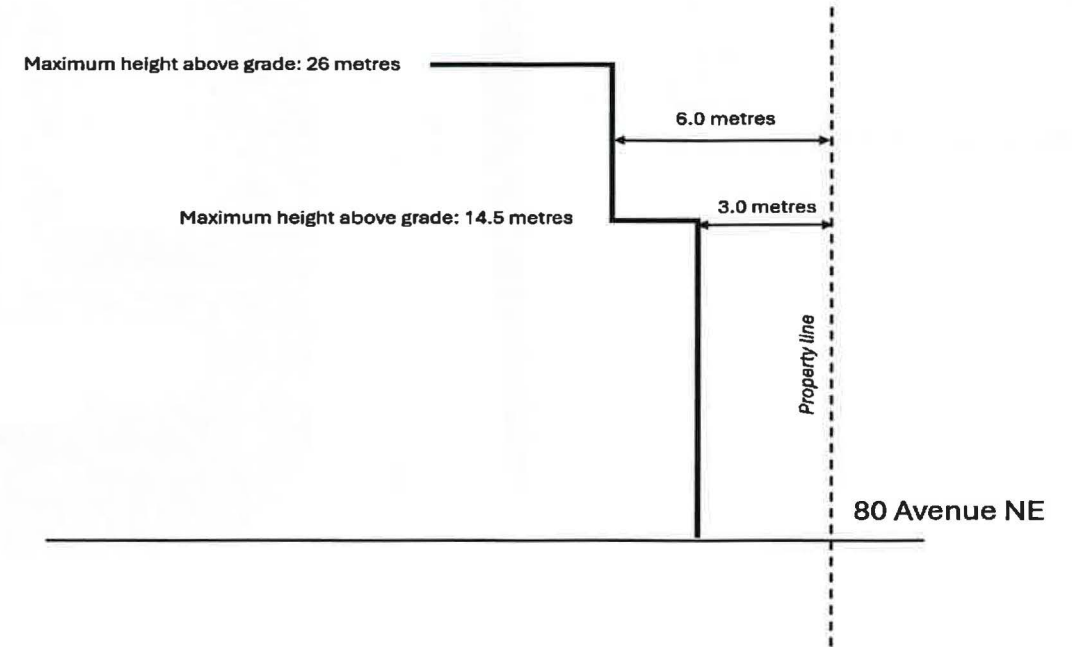
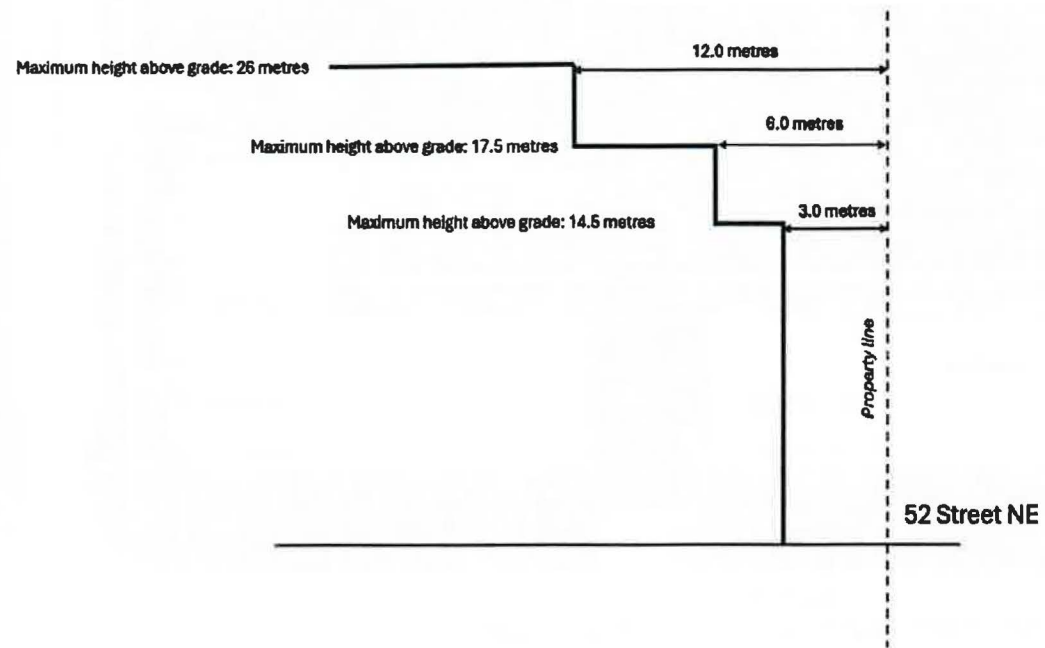
# ANTICIPATED DEVELOPMENT

- + We anticipate 377 units at a density of 27.2 upa (67.2 upha)
- + 10.9% of the Gross Development Plan Area will be park spaces (Over dedication)
- + This plan will aid in the continuation of Cell Ds redevelopment and success.

OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
Total Area			5.62	13.88		
Gross Developable Area			5.62	13.88		100.0%
Residential			4.17	10.30		74.2%
Residential - Low Density Mixed Housing District ( R-G)			0.60	1.48		
Anticipated number of units based on 7.92m lot width	7.92	184			23 units	
Maximum number of units based on 5.00m lot width	5.00				37 units	
Total Frontage		184				
Multi-Residential - Low Profile (M-1)			2.25	5.57		
Anticipated number of units	28 upa				156 units	
Maximum number of units	60 upa				334 units	
DC (M-H1)			1.32	3.25		
Anticipated number of units	61 upa				198 units	
Maximum number of units	150 upa				488 units	
Total Number of Units						
Anticipated					377 units	
Maximum					859 units	
Density						
Anticipated	67.2	upha	27.2 upa			
Maximum	152.8	upha	61.9 upa			
Open Space			0.61	1.51		10.9%
Special Purpose - School, Park and Community Reserve (S-SPR) (MR)			0.61	1.51		
Roadways and Lanes			0.84	2.07		14.9%



# PROPOSED DIRECT CONTROL DISTRICT (CPC2025-0023)



## Illustration 1:

Building Height in this Direct Control District



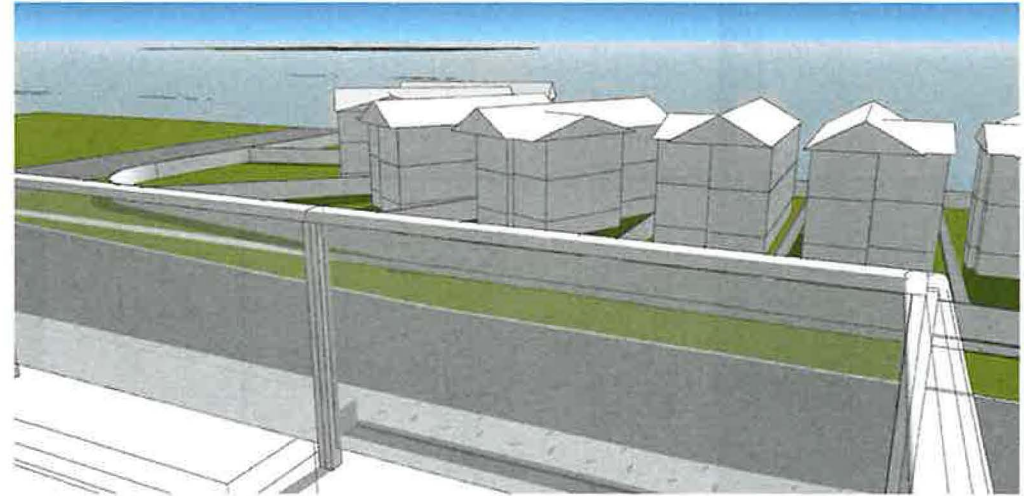
# CELL D CONCEPTUAL LANDSCAPE DESIGN







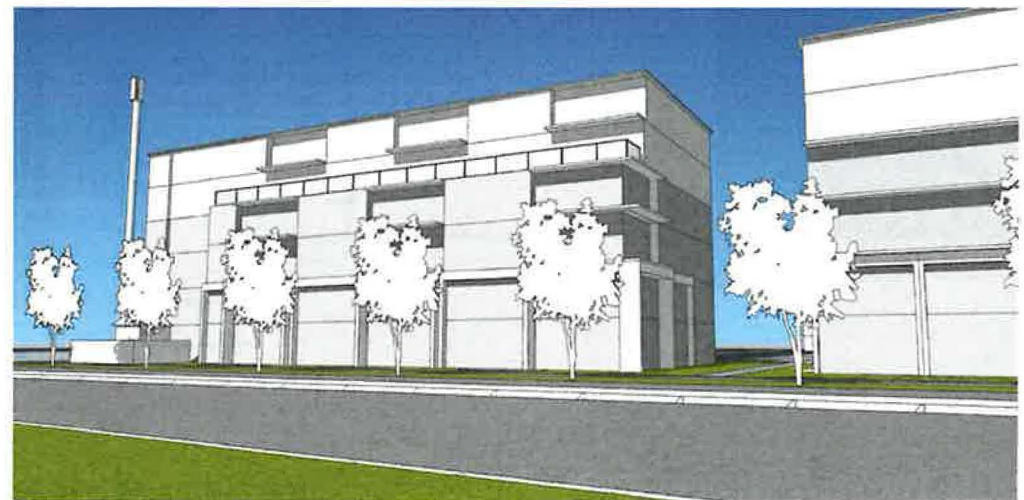
1  
1.3 3D VIEW - BUILDING B FLOOR 5: NORTHEAST



3  
1.3 3D VIEW - BUILDING C FLOOR 5: LOOKING SOUTHEAST



2  
1.3 3D VIEW - 52 ST NE: NORTHWEST



4  
1.3 3D VIEW - 80 AVE NE: NORTHWEST



# PRELIMINARY SITE PLAN



DEVELOPMENT STATISTICS		
GROSS SITE AREA	F <sup>2</sup>	181,138
ROAD DEDICATION	F <sup>2</sup>	22,538
IRL DEDICATION	F <sup>2</sup>	13,190
NET SITE AREA		144,900
GROSS FLOOR AREA	F <sup>2</sup>	340,304
AMENITY AREA	F <sup>2</sup>	5,000
EFFICIENCY		86.20%
NET RESIDENTIAL AREA	F <sup>2</sup>	294,879
AVERAGE UNIT SIZE	F <sup>2</sup>	850
UNIT COUNT		346
UPH		257.45
FAR		2.35
SURFACE PARKING		96
UNDERGROUND PARKING		317
TOTAL STALLS		413
STALLS PER UNIT		1.20