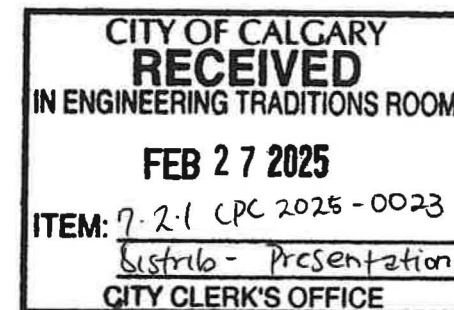




## LOC2024-0127 / CPC2025-0023

### Outline Plan and Land Use Amendment

February 27, 2025



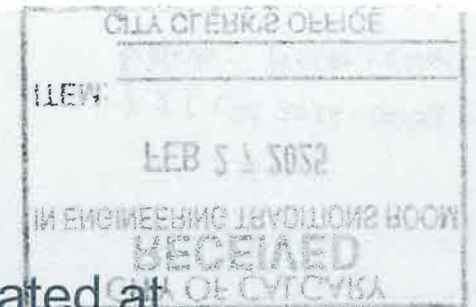


## RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at located at 5029, 5119 – 84 Avenue NE and 5220 – 80 Avenue NE to subdivide 5.63 hectares  $\pm$  (13.91 acres  $\pm$ ) with conditions

That Calgary Planning Commission recommend that Council:

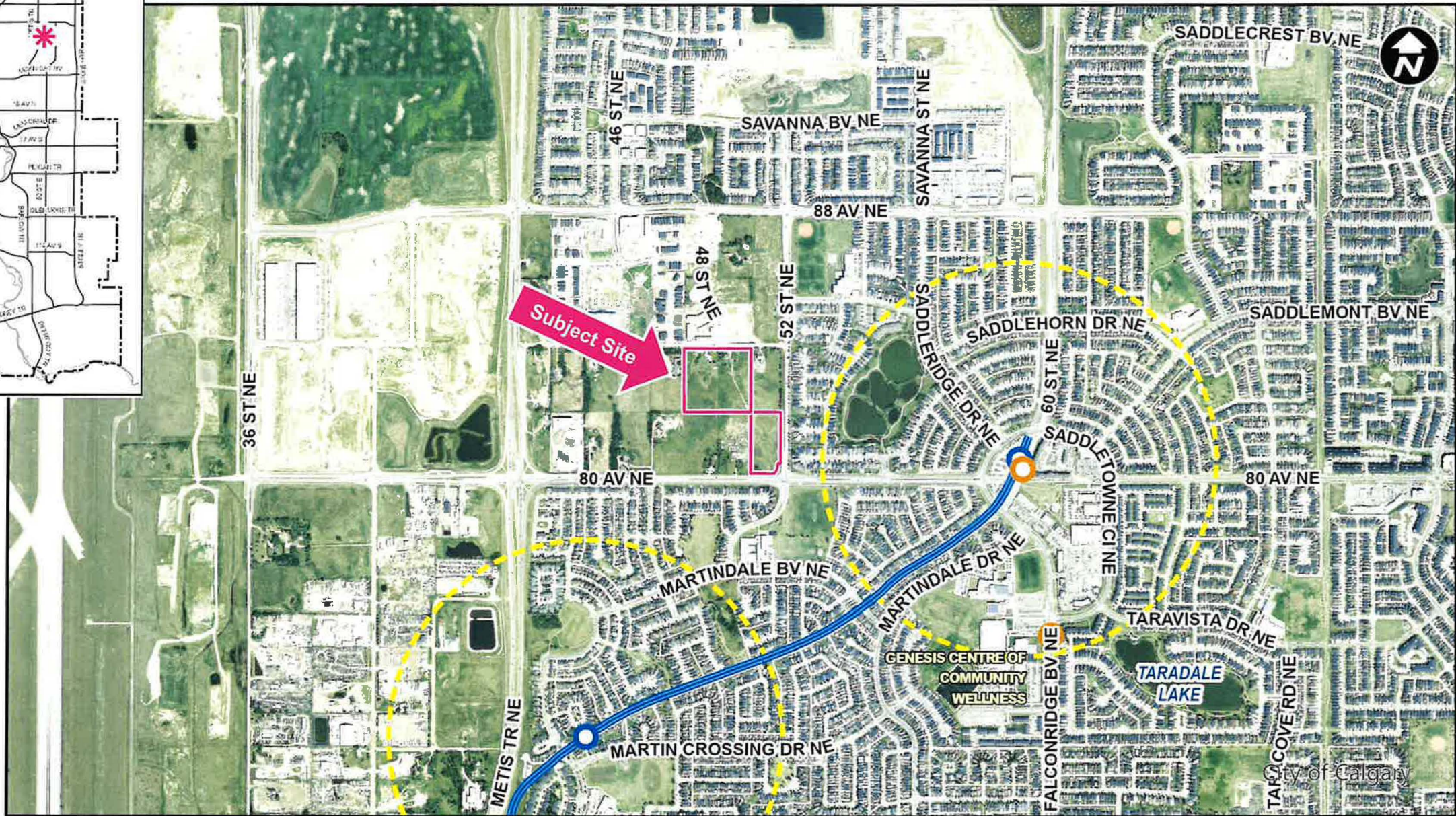
1. Give three readings to the proposed bylaw for the amendments to the Saddle Ridge Area Structure Plan
2. Give three readings to the proposed bylaw for the redesignation of 5.63 hectares  $\pm$  (13.91 acres  $\pm$ ) located at 5029, 5119 – 84 Avenue NE and 5220 – 80 Avenue NE from Special Purpose – 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







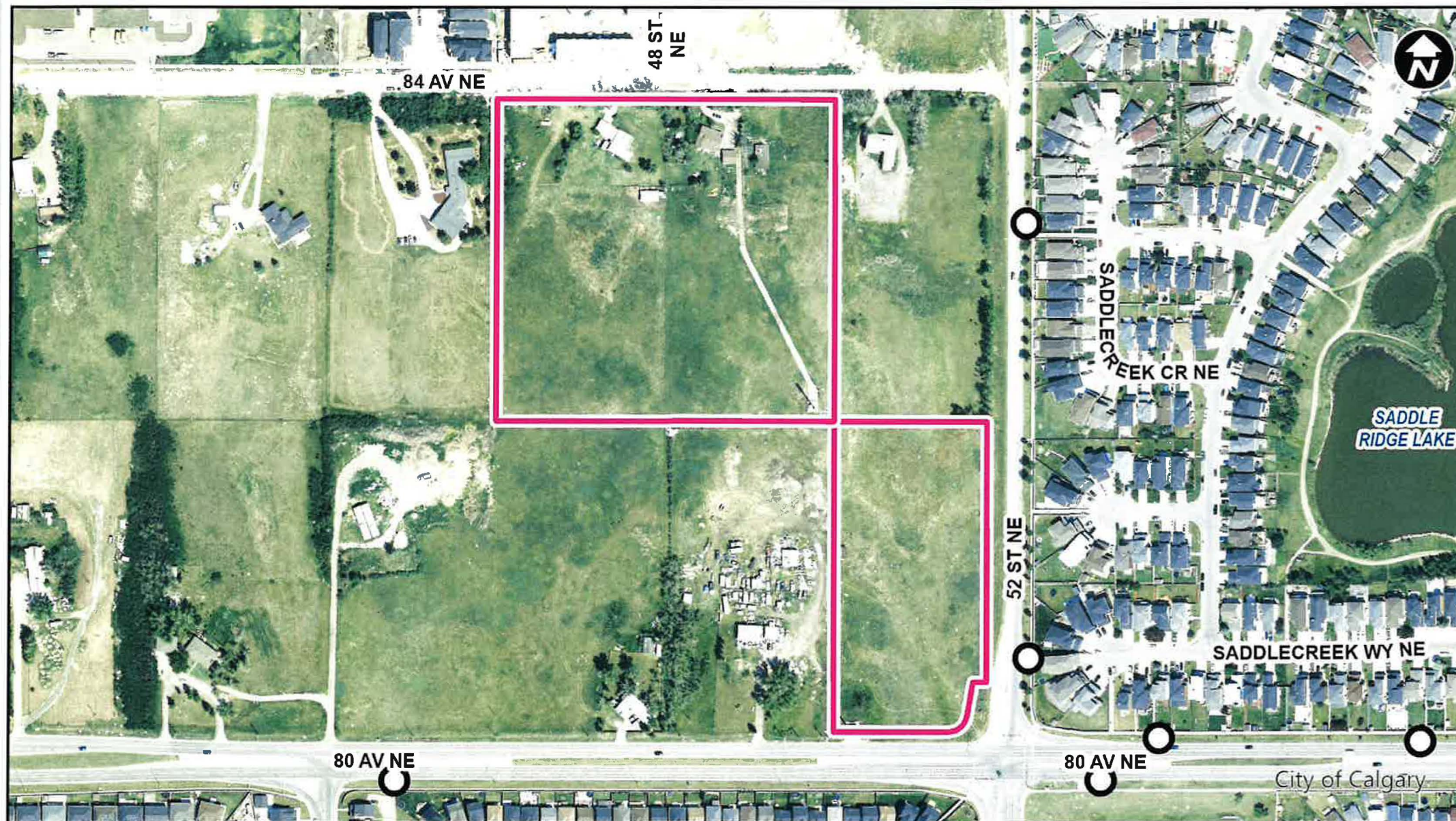
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow











## LEGEND

○ Bus Stop

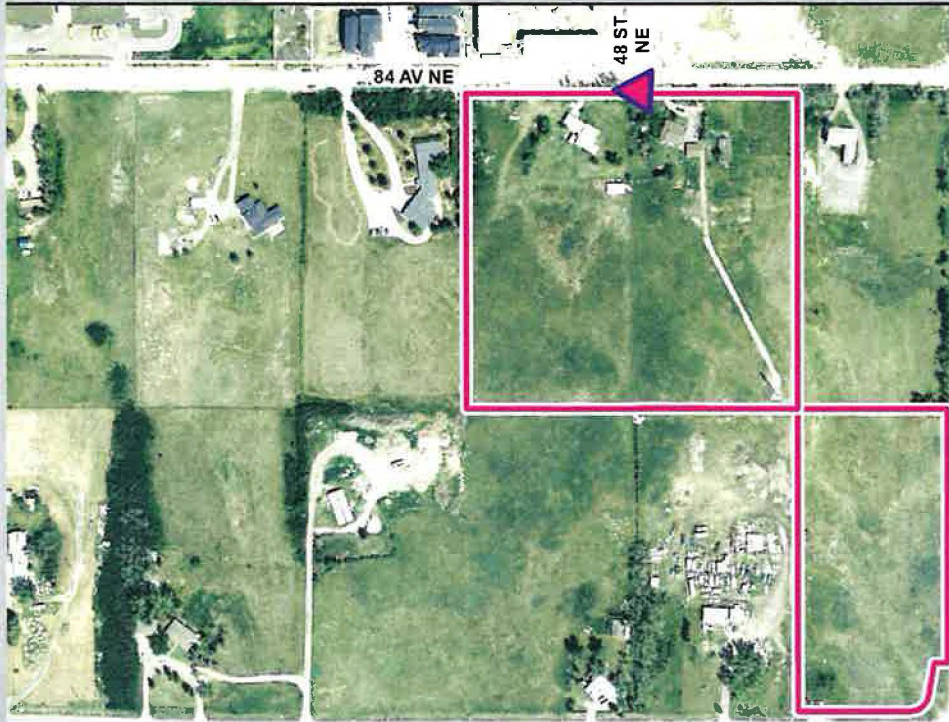
Parcel Size:

OP 5.63



## Site Photo(s)

6

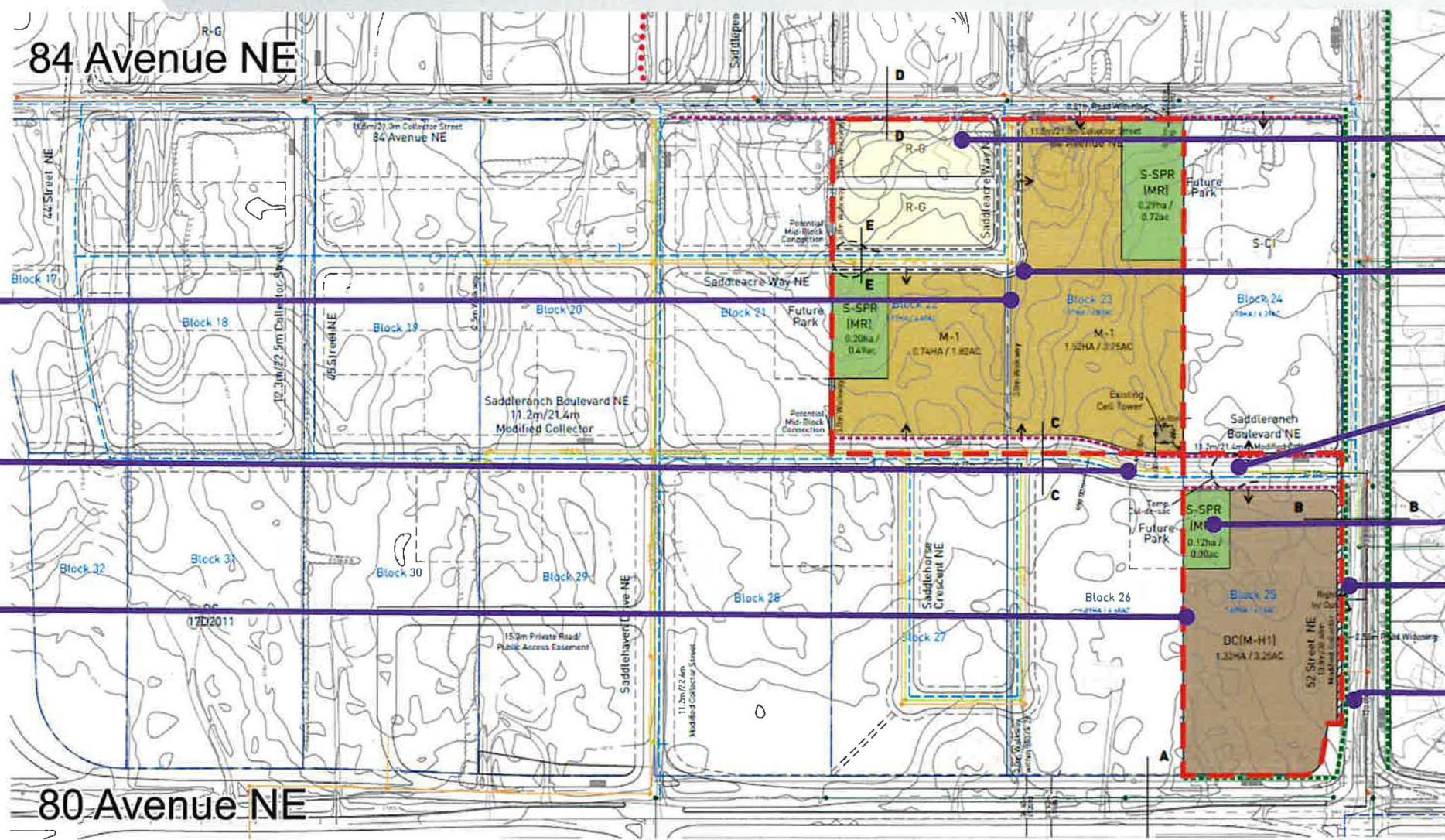




Pedestrian Walkways

Storm Water Connection

High Density Residential Development



Low Density Residential Development

Medium Density Residential Development

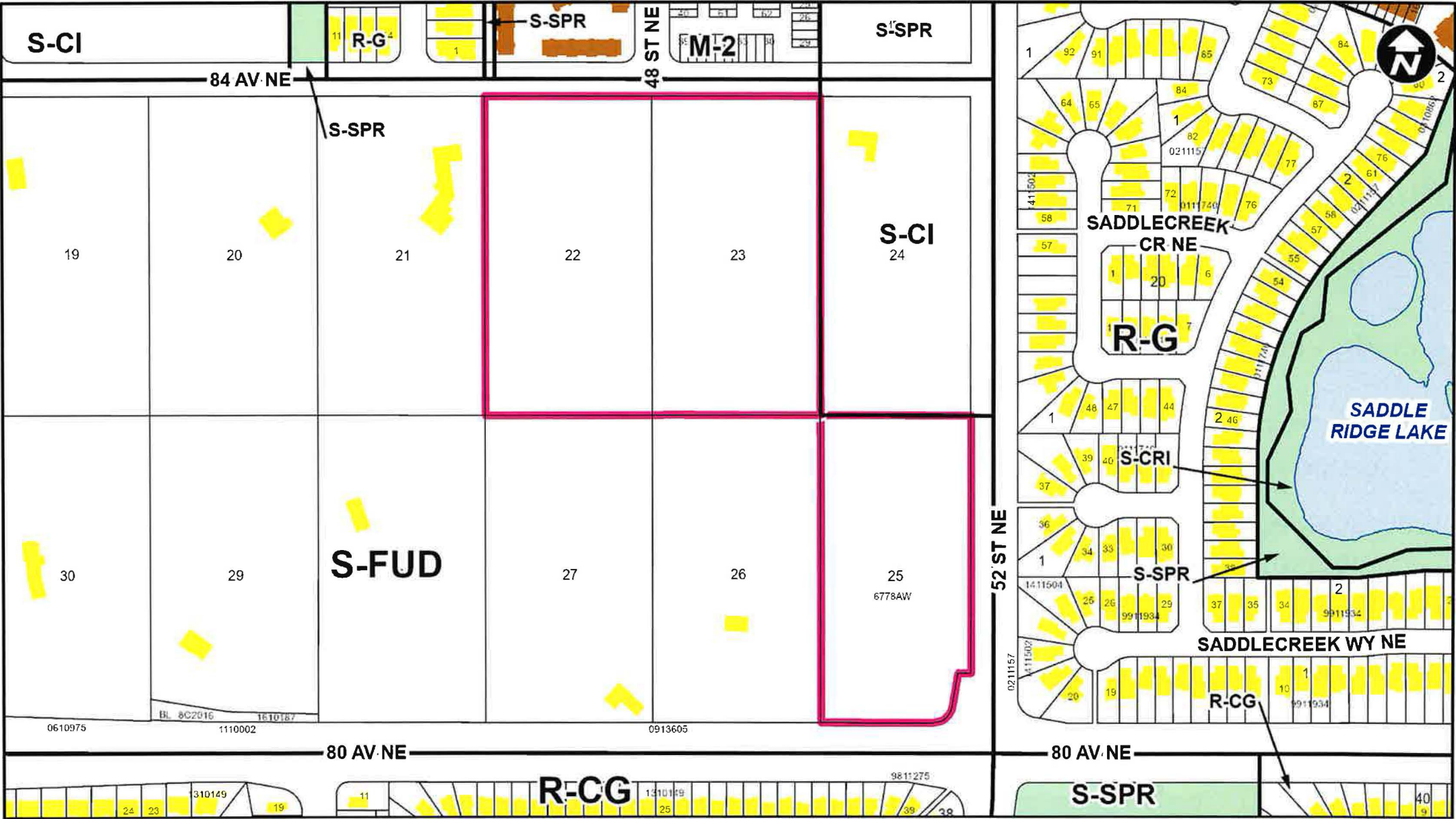
Temporary Cul-de-Sac (T)

Park Spaces

Driveway Access

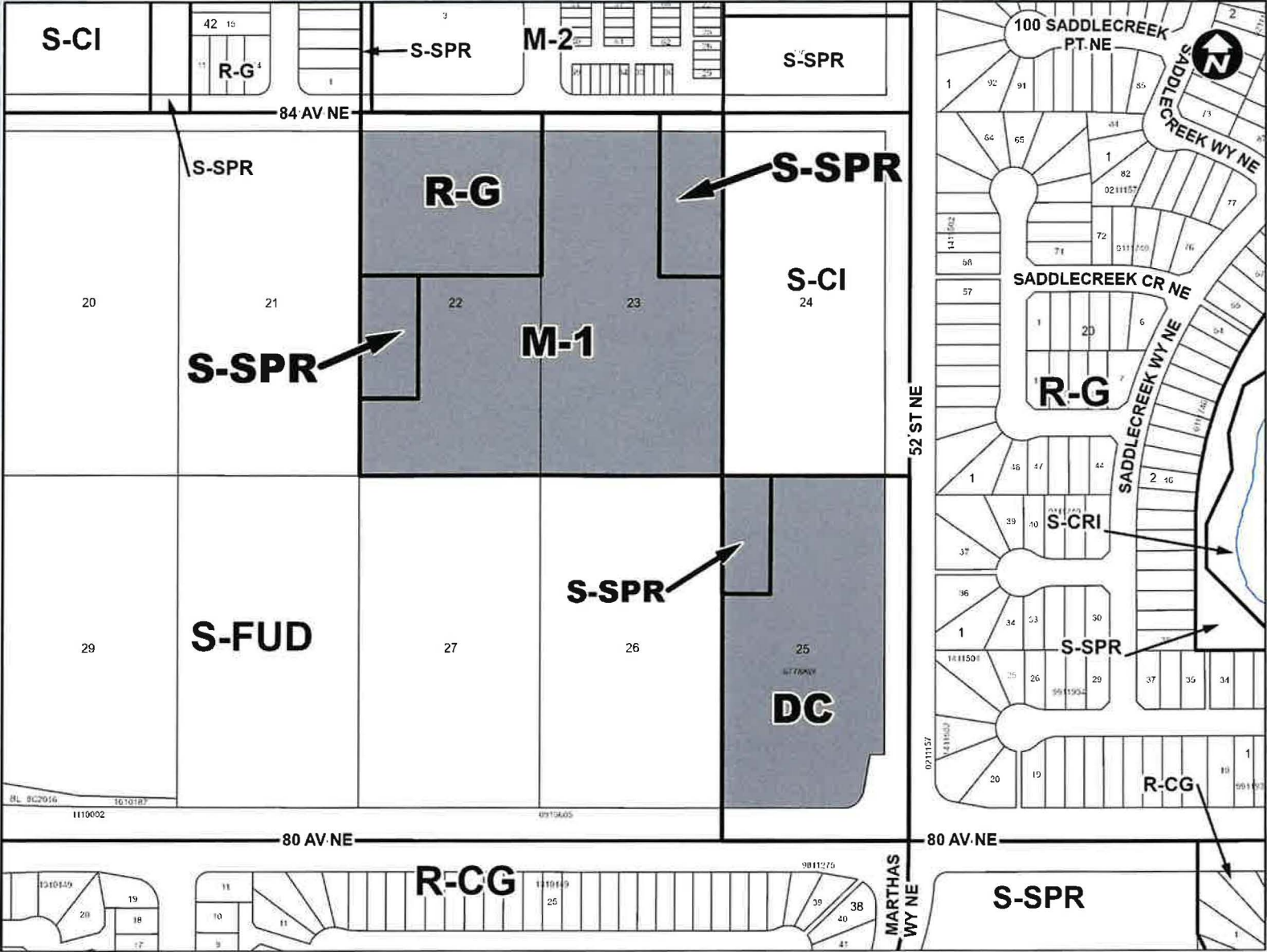
Multi-Use Trail Connections







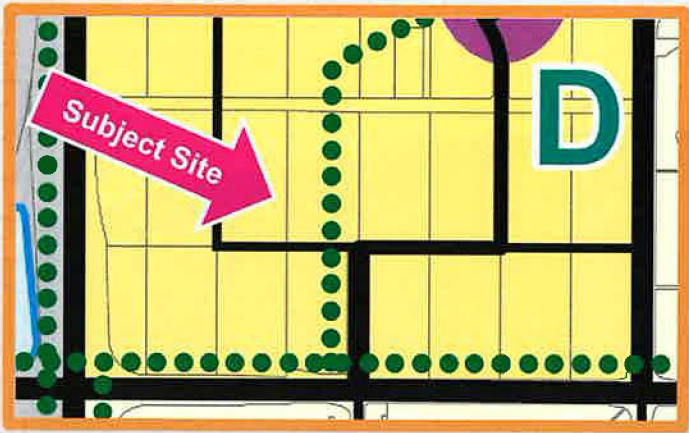
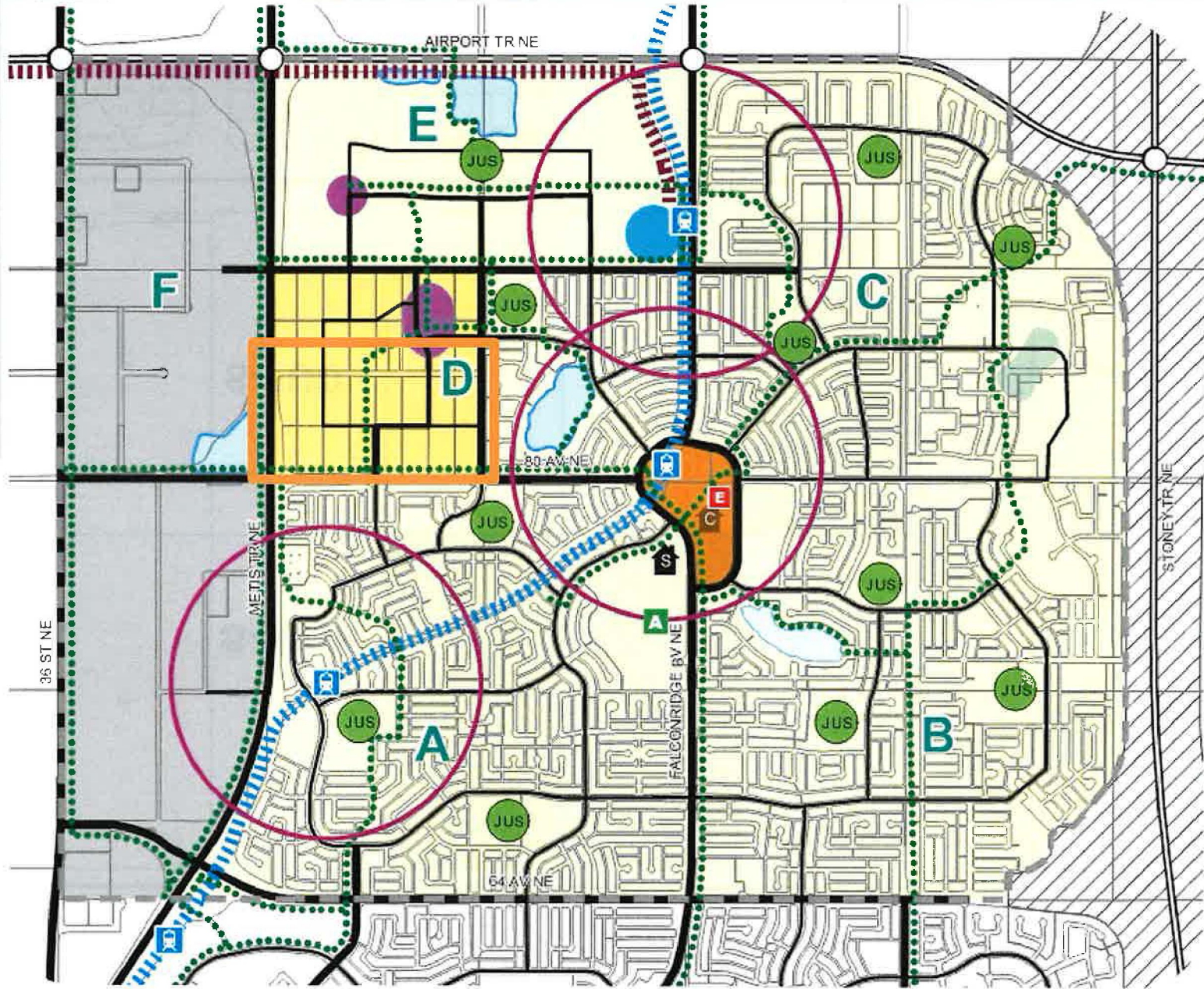
# Proposed Land Use Map



## Proposed Districts:

- R-G
- M-1
- DC (MH-1)
- S-SPR





- Cell D Residential
- Neighbourhood Activity Centre
- Regional Pathway



## RECOMMENDATIONS:

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## Supplementary Slides





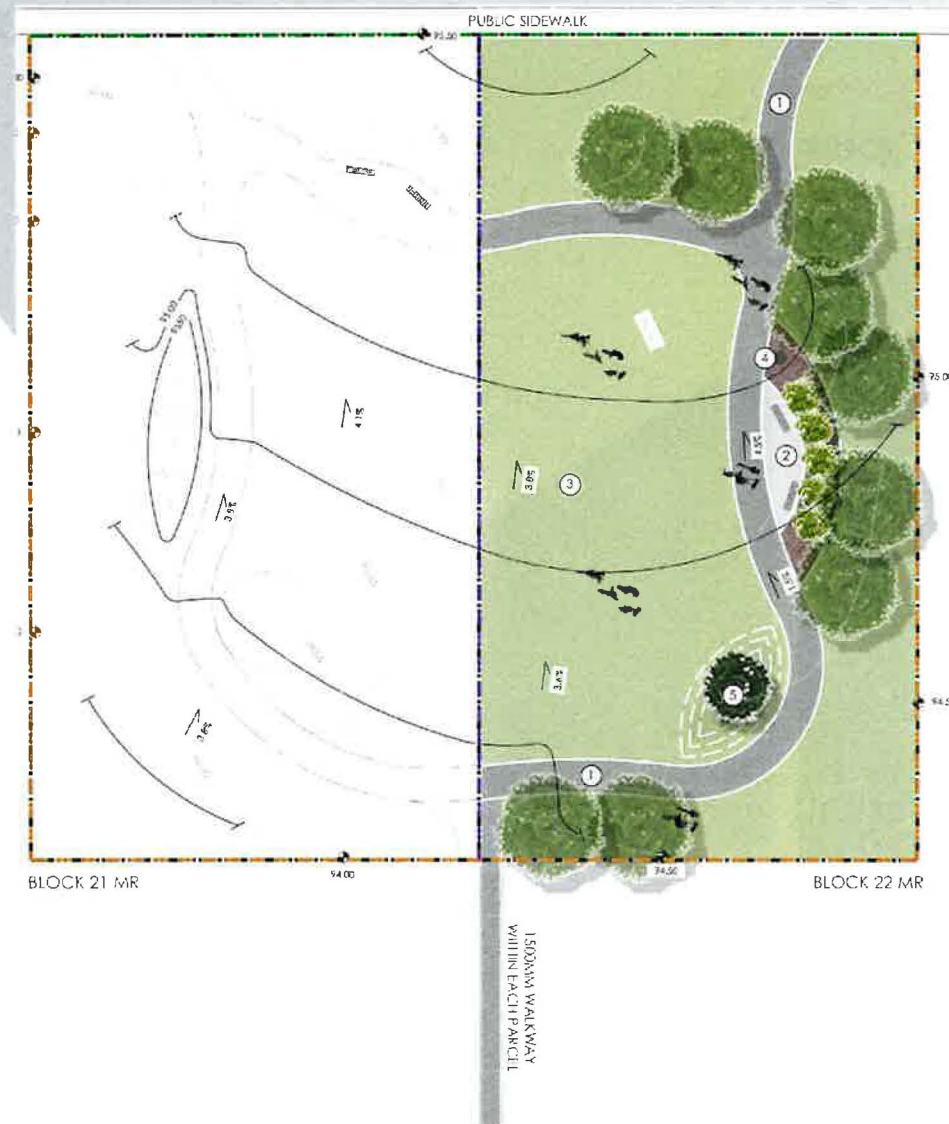
Block 25 MR



Block 23 MR

Conceptual Only – Subject to detailed design and final approval





Block 22 MR

Conceptual Only – Subject to detailed design and final approval



