

Applicant Submission

2025 May 26

Land use amendment and outline plan applications have been submitted by B&A Studios on behalf of a private landowner for a 1.36 Ha (3.35 ac) acreage. The parcel involved in this project is the entirety of Block 17 of Plan 6778AW and is 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 there are fragmented acreage blocks, to the south is another acreage and the Al-Madinah Calgary Islamic Assembly, and Metis Trail is the western project edge.

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) (R-G)*
- + *Residential - Low Density Mixed Housing (R-G) (R-Gm)*
- + *Special Purpose - School, Park, and Community Reserve (S-SPR) (MR)*

The proposed development will see the addition of single detached homes on the west side of the proposed public road and multifamily townhomes on the east side. The site is anticipated to achieve 38 units with a density of 29.4 upha (11.9 upa).

The outline plan will integrate into the overall area and will provide flexibility to the adjacent neighbours to develop when they are ready. This will see the introduction of a localized park to the southern area of the plan. When the adjacent block owner moves forward with their development, the existing park space will be expanded. This will ensure that the park space provided will be functional and desirable. The development will include 1.5-metre sidewalks, a 3.0 metre walkway and a 3.0 metre regional pathway to ensure pedestrian connectivity.

In accordance with the Saddle Ridge Area Structure Plan, this application will introduce a variety of housing forms, including single-detached and townhomes, to accommodate a range of lifestyles, ages, and incomes. Block 17 will provide access into Cell D through an extension of the modified grid street network, which will facilitate efficient movement throughout the community. The pedestrian connections to the park space will promote active mobility and healthy living.