

# Applicant Submission

2025 May 9



## Applicant's Submission

On behalf of 360 Custom Homes, B&A has applied to redesignate a 3.44 acre (1.39 hectare) parcel from Special Purpose – Future Urban Development (S-FUD) to Residential – Low Density Mixed Housing (R-G) District to accommodate development of single detached dwellings. The proposed land use designation matches that found on adjacent properties surrounding the site and is the lowest density residential district the City has in the Land Use Bylaw.

Although the R-G District allows for a variety of building forms including single detached, semi-detached, and rowhouses, the proposed development envisions ~34 fee simple laneless parcels (~9.9 units per developable acre) to accommodate single detached dwellings. The proposed land use will enable residential buildings to interface well with existing development.

The Outline Plan will provide for road connection built to Residential Street standards through the property aligning with existing roads on either side of the parcel to the east and west, while providing a north/south connection to 89 Avenue NE. Both road extensions will link municipal services and will also provide a loop connection for water servicing, while the road will provide connectivity for pedestrians, cyclists and vehicles.

Municipal Reserves were deferred to the balance of the quarter section in 1973 when the land, and 7 neighbouring acreage parcels lining 89 Avenue NE, were created by Plan 731001. As such, Municipal Reserve dedication is not required for this parcel.

The Municipal Development Plan supports the intended use while the Saddle Ridge Area Structure Plan (ASP) identifies the area as a residential requiring a minimum of 7.0 units per gross developable area. The proposal is compatible with surrounding residential land use, can be accommodated through existing infrastructure, is near schools and transit, and exceeds the minimum density requirements of the ASP.

In conclusion, the proposed Outline Plan/Land Use application is consistent with the land uses identified in the Municipal Development Plan and complies with policies of the Saddle Ridge ASP. Finally, the uses proposed are consistent and complementary to the adjacent land uses, providing an opportunity to provide more housing options that will help house families and individuals in need of housing. As such, we respectfully request your support of the application.