

# 52 Street NE Final Design Summary

The Public Hearing and first reading of Bylaw 34P2025 were held on 2025 April 08. This Bylaw was for an amendment to the Saddle Ridge Area Structure Plan to reclassify 52 Street NE from an Arterial Street to a Modified Primary Collector Street. Council withheld second and third reading of the Bylaw until Administration approved a final design for 52 Street NE as a modified collector that achieves consistency for the segment from 80 Avenue NE to 88 Avenue NE.

## **Administration's Reasons for Recommendation**

As directed by Council, Administration continued to work with the applicant on the reclassification of 52 Street NE and can now recommend approval of the reclassification, subject to the second and third reading of the proposed Bylaw. The applicant was responsible for coordinating with the developer to the north to redesign the whole section of road (52 Street NE from 88 Avenue NE to 80 Avenue NE) from an arterial street to a modified primary collector street (Figure 1). The developer to the north is significantly more advanced in their approval and construction process and the proposed redesign has the potential to significantly delay their development and construction timelines. As a result, the north section of 52 Street NE between 88 Avenue NE and 84 Avenue NE remains as designed. The revised design for the south section of 52 Street NE between 84 Avenue NE and 80 Avenue NE is proposed to be maintained as a four-lane roadway (primary collector) with a transition where the road right-of-way reduces from 36.0m to 30.68m. The details are addressed through the review of construction drawings to the satisfaction of The City.

Administration is in support of the applicant's proposal as it addresses existing site conditions, provides a safe and logical transition point, and allows both landowners to move their respective applications forward.

