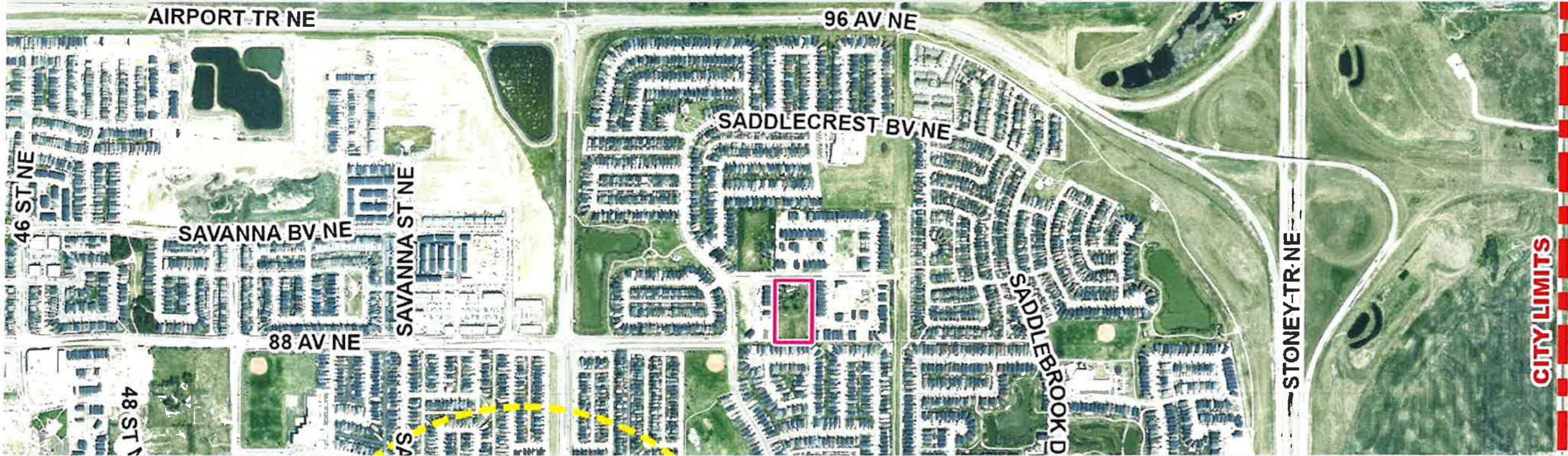




# Public Hearing of Council

Agenda Item: 7.2.10



## LOC2024-0290 / CPC2025-0662

# Outline Plan and Land Use Amendment

September 9, 2025

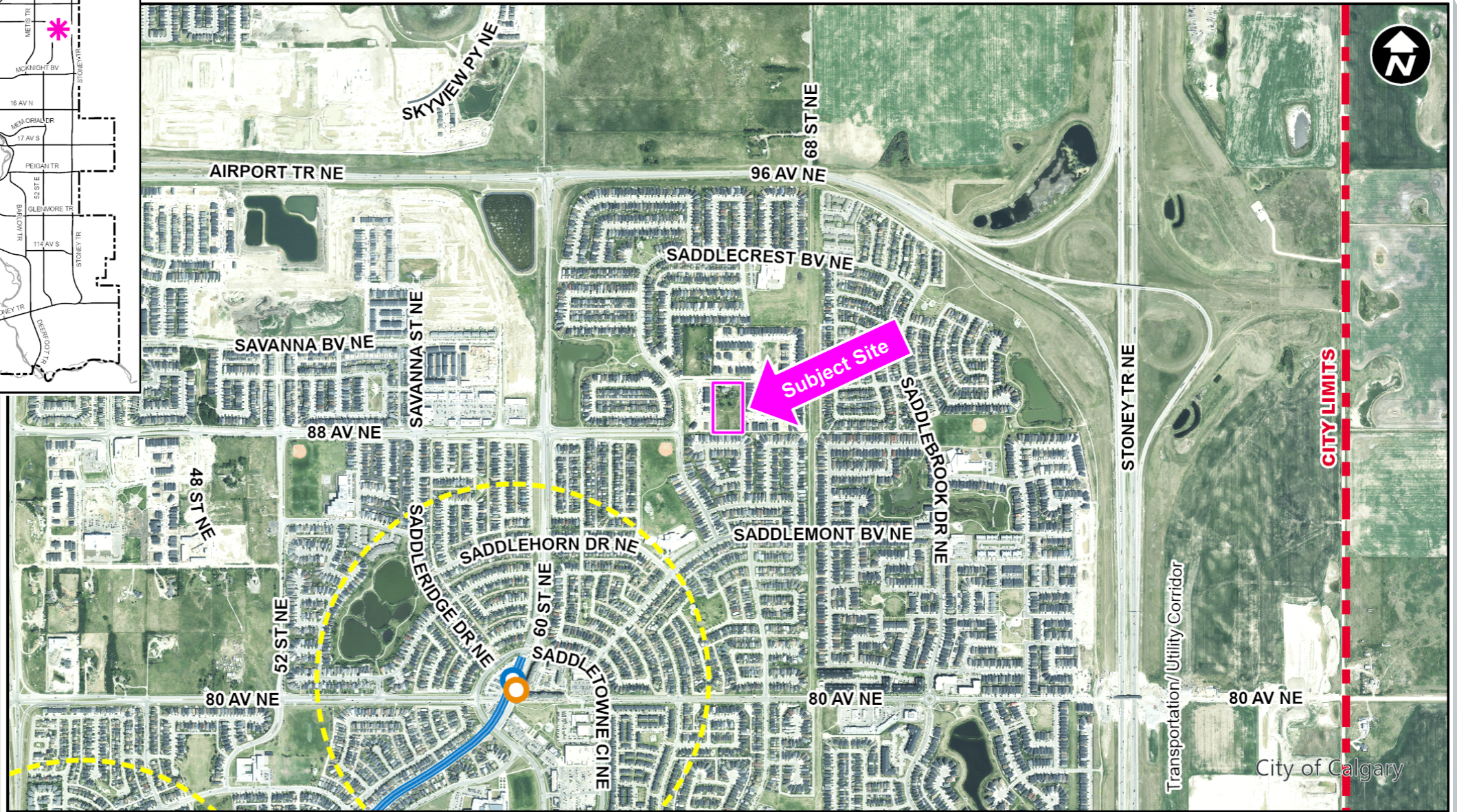
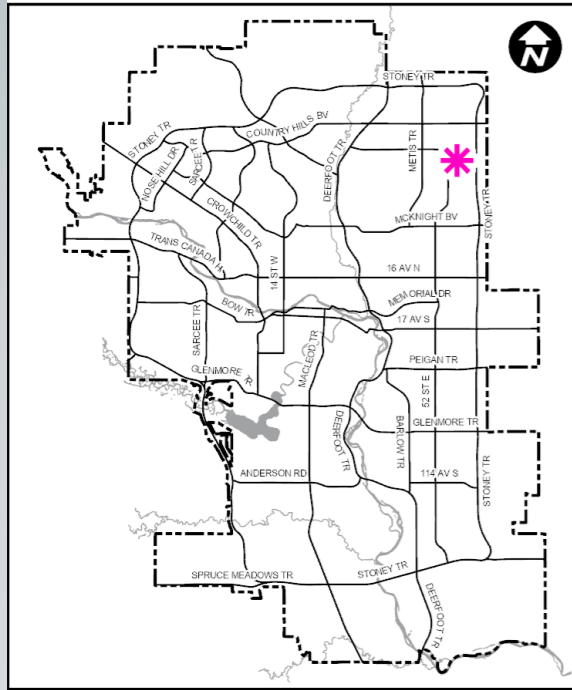
ISC: Unrestricted

<p>CITY OF CALGARY  <b>RECEIVED</b>          IN COUNCIL CHAMBER</p> <p>SEP 09 2025</p> <p>ITEM: 7-2-10 CPC 2025-0662</p> <p><u>Distrib - Presentation</u></p> <p>CITY CLERK'S DEPARTMENT</p>
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## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 155D2025** for the redesignation of 1.39 hectares  $\pm$  (3.43 acres  $\pm$ ) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District.



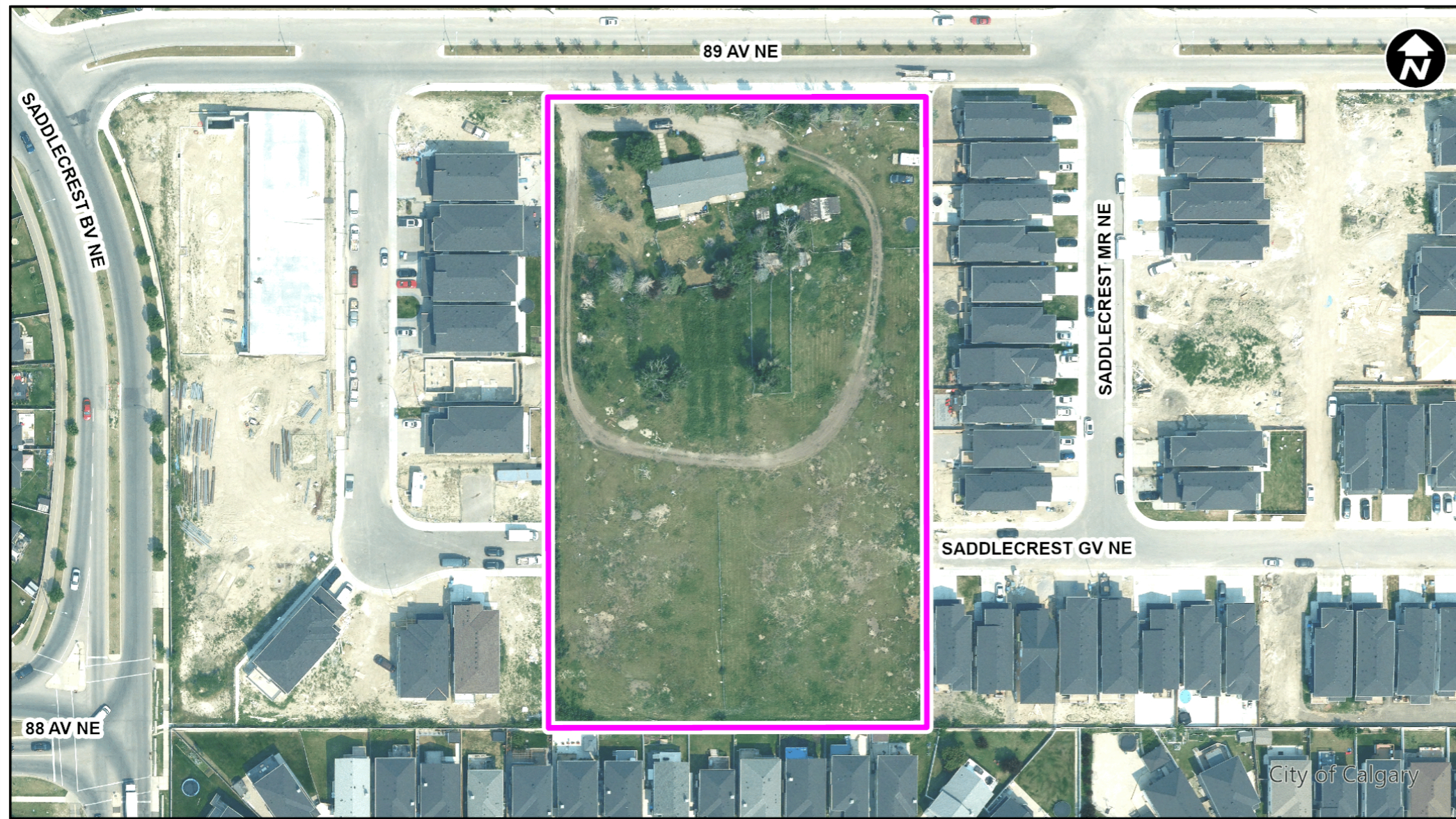
**LEGEND**

600m buffer from LRT station

**LRT Stations**  
 Blue

**LRT Line**  
 Blue

**Max BRT Stops**  
 Orange



Parcel Size:

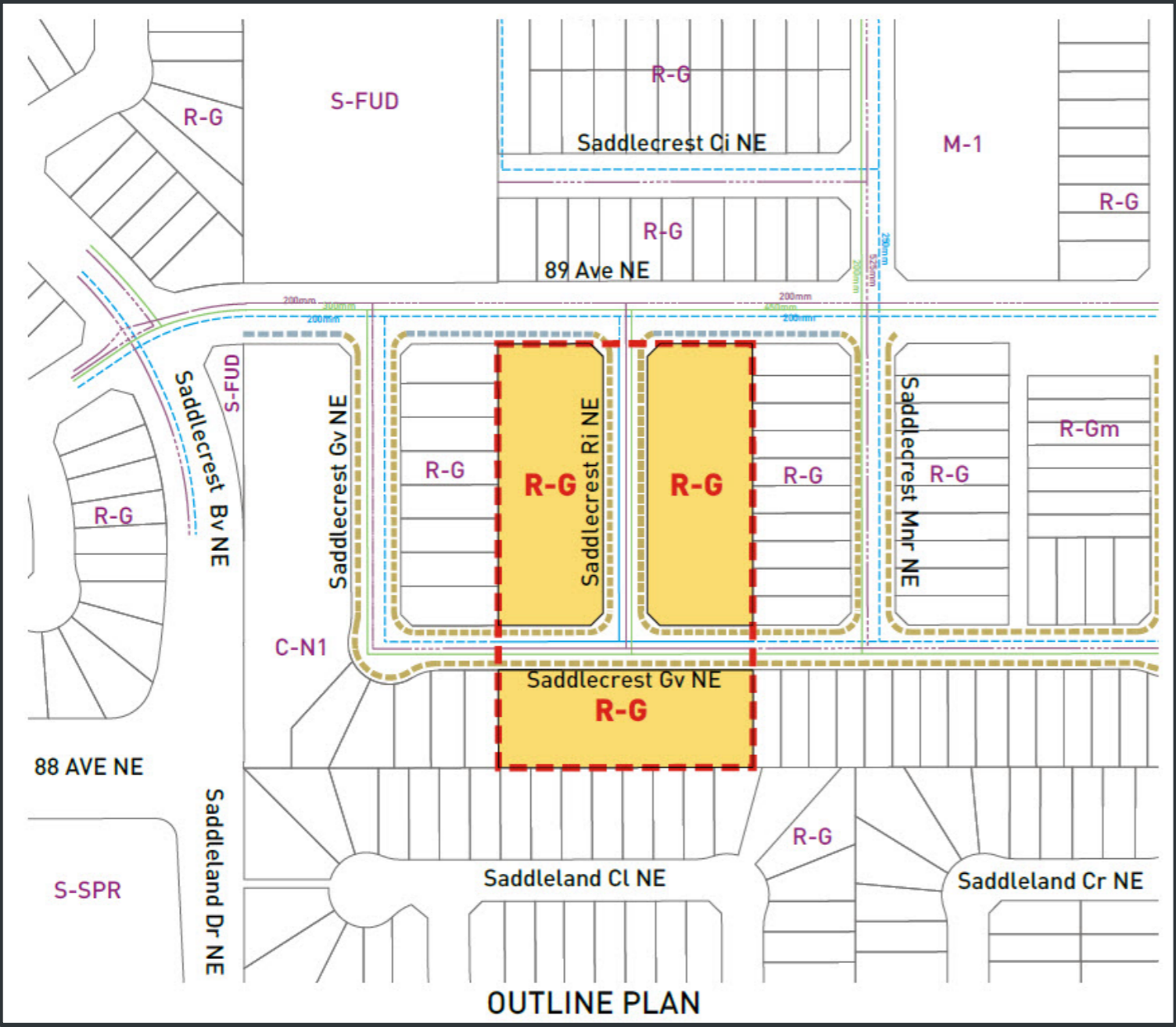
1.39 ha  
92m x 153m





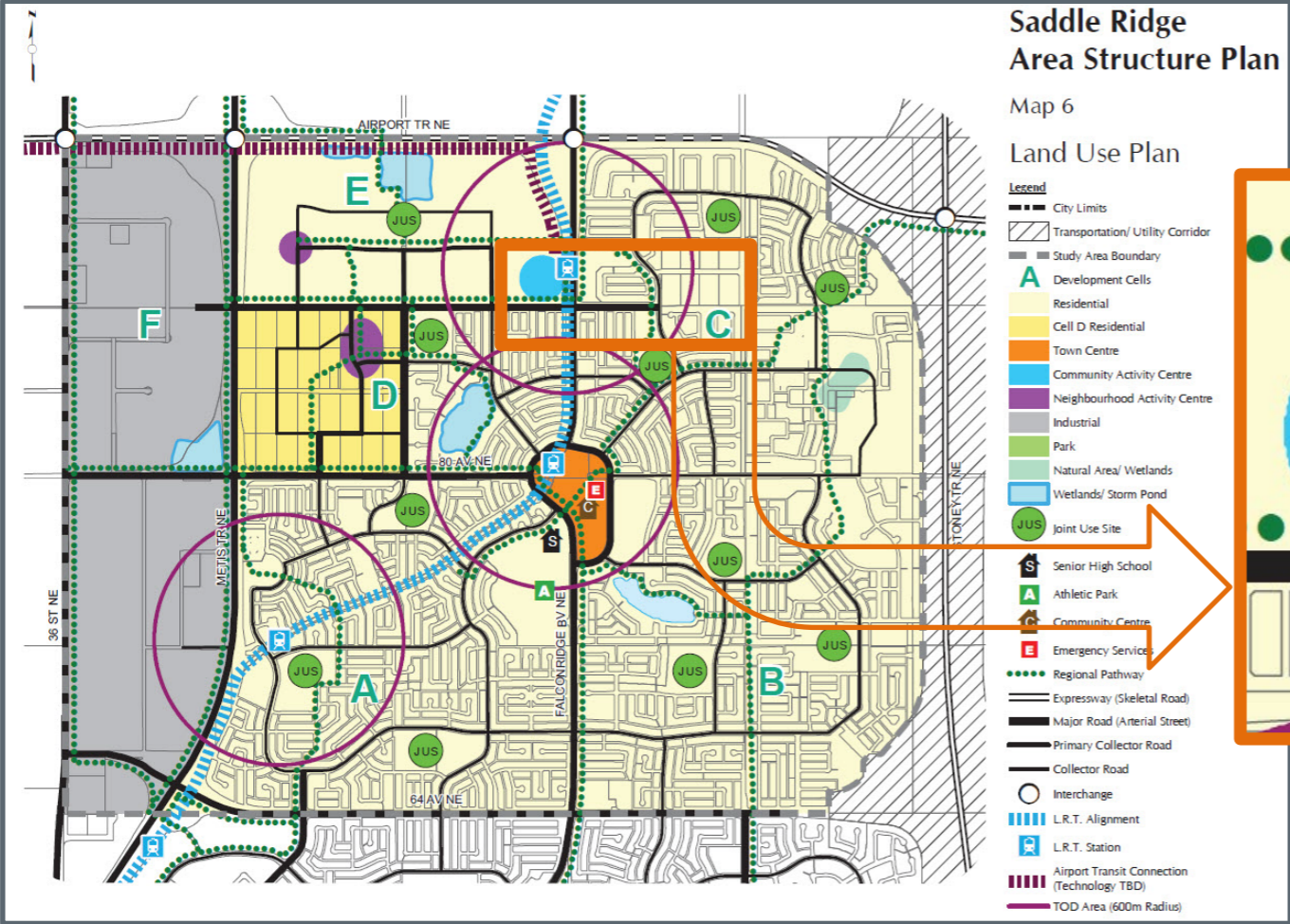
## Proposed Residential – Low Density Mixed Housing (R-G) District:



- Wide range of low density residential development
- Approximately 34 units anticipated
- Building Height: 12 metres



OUTLINE PLAN

# Saddle Ridge Area Structure Plan



-  Residential
-  Community Activity Centre (CAC)

## Calgary Planning Commission's Recommendation:

That Council:

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## Supplementary Slides



OUTLINE PLAN STATISTICS									
						Hectares (±)	Acres (±)		
Total Area						1.39	3.44		
Gross Developable Area (GDA)						1.39	3.44	100.0%	
Land Use		Lot Width (m)	Units per Acre (upa)	Units per Hectare (upha)	Frontage (m)	Hectares (±) ha	Acres (±) a	No. of Units	% of GDA
R-G	<b>Residential - Low Density Mixed Housing District</b>					1.07	2.65		77%
	<i>Anticipated number of laneless lots based on 8.60m lot width</i>	8.60			293.86			34	
	<i>Maximum number of laned lots based on 6.0m lot width</i>	6.0						49	
<b>Total Frontage</b>					<b>293.86</b>				
<b>Total Units</b>		<b>Anticipated</b>							
		<i>Maximum</i>							
<b>Density</b>		<b>Anticipated</b>			9.9	upa	24.5	upha	
		<i>Maximum</i>			14.2	upa	35.2	upha	
Road	Mod. Residential Street (9.0 m/16.0 m)					0.32	0.79	23%	