

Applicant's Submission

March 14, 2018

Our File: 3595

City of Calgary File: LOC2015-0205

The City of Calgary
Planning and Development
800 Macleod Trail S.E.
Calgary Alberta T2P 2M5

Attention: Peter Schryvers, Senior Planner Subdivision Services;

RE: SADDLE RIDGE OUTLINE PLAN APPLICANT STATEMENT

The proposed Outline Plan is located at 7704, 80th Avenue N.E. along the eastern edge of the community of Saddle Ridge, immediately adjacent to the Transportation Utility Corridor (TUC). The site is bounded by residential development to the west, north and south and Stoney Trail and the Rotary/Mattamy Greenway to the east. The proposed Outline Plan will facilitate the completion of the easternmost edge of the Saddle Ridge community adjacent to the TUC.

Careful consideration has been taken to ensure this proposed Outline Plan fits with the vision and intended community character described in the *Saddle Ridge Area Structure Plan*. The 3.47 ha site is located in an area of the *Saddle Ridge Area Structure Plan* that is identified for residential land use. The Plan will accommodate a variety of housing types and lot sizes to achieve an estimated 26.32 uph, which is greater than the minimum density of 17.3 uph required in the Saddle Ridge ASP. The development will also include a 0.36 hectare (0.89 acre) sub-neighborhood park which would be designated as S-SPR. The proposed park will provide an open area for active play and include a 3.0 meter pedestrian/bicycle pathway that will connect to the Rotary/Mattamy Greenway. This Outline Plan adheres to the *City of Calgary Land Use Bylaw (Bylaw 1P2007)* as well as City of Calgary standard technical specifications and guidelines. All roadway, laneway, water, sanitary and storm water requirements have been achieved according to the Detailed Team Review comments provided by the City and subsequent communications with City departments.

The site is currently undeveloped and zoned as a *Special Purpose – Future Urban Development (S-FUD) District*. Should this Outline Plan be approved and forwarded to Council for Public Hearing, the following amendments to the City's Land Use Bylaw would be required:

Residential – Narrow Parcel One Dwelling (R-1N) District - One 0.62 hectare (1.54 acre) site is proposed in the northern portion of the site. The number of lots shall be confirmed after a land ownership or boundary change with the adjacent site has occurred.

Residential – Low Density Multiple Dwelling (R-2M) District - Two sites are proposed, a 0.70 hectare (1.737 acre) site located south of the R-1N site and a 0.75 hectare (1.554 acre) site located to the south of the proposed sub-neighborhood park. It is anticipated that approximately 48 lots will be created on these two R-2M sites.

Multi-Residential – At Grade Housing (M-G) District – One 0.75 hectare (1.87 acre) site to be located at the southernmost point of the Outline Plan area. It is anticipated that approximately 26 multi-family units will be built on this site.

Special Purpose – School Park and Community Reserve (S-SPR) District – One 0.36 hectare (0.89 acre) site situated between the two R-2M sites. This site will accommodate development of a sub-neighborhood park and a pathway connection to the Rotary/Mattamy Greenway.

Regards,

Kellam Berg Engineering & Surveys Ltd.
on behalf of Dhillon Real Estate Ltd.