

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This application is for an outline plan and land use redesignation in the developing community of Saddlecrest in Saddle Ridge, northeast Calgary. The subject property, 6827 89 Avenue NE (Plan 731001, Block 5), is the eastern most parcel of eight former acreages. The subject parcel is located at the easternmost end of 89 Avenue NE, adjacent to a regional pathway to the east and existing low-density residential development to the south.

The proposed land use redesignation will result in approximately 32 Residential - Low Density Mixed Housing (R-G)(R-Gm) parcels, which will allow for a variety of housing forms, including single-detached and duplex dwellings, rowhouse buildings, carriage house lots, and secondary suites. A 7.0-meter lane will run north-south between the subject parcel and the parcel to the west (Plan 731001, Block 6), which will further allow for a mix of housing types by providing for both laned and laneless housing forms.

This application is consistent with applicable municipal planning documents, including the Municipal Development Plan (MDP) and the Saddle Ridge Area Structure Plan (ASP). The MDP identifies this area as generally appropriate for residential development, and supportive of development that incorporates a variety of housing types and forms. According to the ASP, the subject parcel is not hindered by any major development constraints (Map 4, p.9) and is designated for residential development (Map 6, p. 23). Additionally, an environmental site assessment and geotechnical analysis have not identified any concerns or hinderances to development.

Should this application be approved, only two other parcels in Saddlecrest, Plan 731001 Block 1 and 7, will remain as S-FUD. The existing community that surrounds the subject parcel generally consists of single-detached, low-density housing, though a multi-purpose school site exists to the north along Saddlecrest Boulevard NE. With outline plan and land use approvals to the north and west of the subject parcel, this application creates a logical extension of the developing community, tying in to the transportation and servicing network proposed by others, and sensitively providing a transition from the slightly higher-densities (M-G, C-N1, M-1) to the adjacent community of single-detached homes. The resulting development from this proposed land use redesignation will have a unit density of at least 8.60 units per acre (upa)—sensitive to the community, while still exceeding the ASP's minimum density of 7.00 upa.

Thank you for your careful consideration of this application.

ISC: Protected