

Applicant Submission

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Saddle Ridge Cell D Outline Plan and Land Use Redesignation

Fast Forward 2028

The Saddle Ridge Cell D plan, located in northeast Calgary, has two institutional uses: the Darbar Sri Guru Granth Sahib Temple and the Gobind Sarvar private school, associated with the Temple. Pathways are well connected and busy with walkers, runners and cyclists. Shopping is readily available at the northern main entrance, Guru Nanak Gate.

The neighbourhood is based on a modified grid street pattern that results from the collective cooperation of several small parcel landowners who make up the area. The proposed land use districts offer a wide variety of housing forms: single detached, semi-detached, rowhouses, as well as townhouses and apartments. Park spaces are strategically located throughout the neighbourhood to provide residents' ease of walking throughout the community and contained within the landownership boundaries.

The plan provides the vision and framework for a new neighbourhood in Cell D of the Saddle Ridge Community.

The plan:

- Meets the vision of the Municipal Development Plan to create 'Complete Communities'
- Complies with the policies of the Saddle Ridge Area Structure Plan (as amended, 2016)
- Demonstrates how lands within Cell D can develop logically and comprehensively.

This Outline Plan and Land Use Redesignation application area is made up of six landowners, each of whom have a vision for their individual parcels of land. The journey to arrive at a plan where all landowners could come together and agree to go forward for Land Use was not without challenge and time: numerous meetings were held that resulted in a comprehensive approach to planning this neighbourhood. Collaboration and strong commitment to create a neighbourhood that is focused around a heart/community centre made the landowners within the Outline Plan area compromise their original individual vision in order to provide what is a well-grounded neighbourhood design.

The initial engagement was focused on landowners within Cell D. Originally, lands south of 84 Avenue NE and north of 80 Avenue NE participated within Outline Plan and Land

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Use Redesignation process; however, these landowners decided that they were not collectively ready to proceed with an Outline Plan and they collectively withdrew from the consortium.

A Public Open House was held on June 28, 2017 at the Genesis Centre. Feedback received at the Open House was in strong support for the temple, school and overall plan.

The landowners respectfully seek the support of Calgary Planning Commission and City Council for this new neighbourhood in northeast Calgary, adding the new street name "Guru Nanak" for the entry into the proposed place of worship (the Temple) and the approval of "Saddlepeace" and "Saddlefaith" as additional street names within Cell D.