

Planning and Development Services Report to  
Calgary Planning Commission  
2024 May 23

ISC: UNRESTRICTED  
CPC2024-0523  
Page 1 of 3

**Land Use Amendment in Saddle Ridge (Ward 5) at 1000, 4715 – 88 Avenue NE,  
LOC2023-0397**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.95 acres ±) located at #1000, 4715 – 88 Avenue NE (Condominium Plan 2312116, Units 3 to 38) from Commercial – Neighbourhood 1 (C-N1) District to Commercial – Community 1 (C-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:**

That Council give three readings to **Proposed Bylaw 203D2024** for the redesignation of 0.39 hectares ± (0.95 acres ±) located at #1000, 4715 – 88 Avenue NE (Condominium Plan 2312116, Units 3 to 38) from Commercial – Neighbourhood 1 (C-N1) District to Commercial – Community 1 (C-C1) District.

**HIGHLIGHTS**

- This application proposes to change the designation of this property to allow for additional commercial uses, including billiard parlour.
- The proposal allows for appropriate uses to occur within the existing building and aligns with the applicable policies of the *Municipal Development Plan (MDP)* and *Saddle Ridge Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This application would provide more flexibility for commercial businesses and increased commercial amenities for the community.
- Why does this matter? The proposal would enable additional commercial uses that are contextually appropriate with the community.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northeast community of Saddle Ridge, was submitted by Dino Kasparis on behalf of the landowner, 2348852 Alberta Ltd. (Arora Ramandeep), on 2023 December 15. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a Billiards Parlour in the future.

The approximately 0.39 hectare (0.95 acre) parcel is located on the south side of 88 Avenue NE and on the east side of Guru Nanak Gate NE. The site is currently developed with a two-storey, approximately 1,724 square metre (18,555 square feet), commercial building.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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Page 2 of 3

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**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant mailed notifications to 23 businesses and 133 homes within 100 metres of the site, reached out to the Ward 5 Councillor's Office and contacted the Saddle Ridge Community Association (CA). For more information, please refer to the Applicant Outreach Summary in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter in opposition that included the following concerns: belief that what is proposed is 400 new units, which would put a strain on infrastructure, contribute to environmental degradation and alter the character of the neighbourhood. Administration responded to clarify that no new units are proposed.

The CA was circulated; however, did not provide any formal comments.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

- the ASP states that complementary neighbourhood-scale commercial and employment uses outside of a Neighbourhood Activity Centre (NAC) may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations; and
- the subject site is located outside of a NAC; however, it is located at a community entrance (i.e. Guru Nanak Gate NE), adjacent to transit stops and at a neighbourhood gathering location.

The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposed C-C1 District would allow for a wider range of complementary commercial uses to occur on the site and within the existing, recently constructed commercial building, providing shopping and amenities to nearby residents.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use amendment would widen the possible commercial uses allowable in the existing building, providing flexibility for businesses, additional amenities for area residents and allow for a more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 203D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform