

Outline Plan, Policy and Land Use Amendment in Saddle Ridge (Ward 5) at multiple properties, LOC2024-0127

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) to subdivide 5.63 hectares ± (13.91 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Saddle Ridge Area Structure Plan (Attachment 8); and
3. Give three readings to the proposed bylaw for the redesignation of 5.63 hectares ± (13.91 acres ±) located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) from Special Purpose – Future Urban Development (S FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate specific setback and height rules for Multi-Residential Development, with guidelines (Attachment 9).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 FEBRUARY 27:

That Council:

1. Give three readings to **Proposed Bylaw 34P2025** for the amendments to the Saddle Ridge Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 59D2025** for the redesignation of 5.63 hectares ± (13.91 acres ±) located at 5029 and 5119 – 84 Avenue NE and 5220 – 80 Avenue NE (Plan 6778AW, Blocks 22, 23 and 25) from Special Purpose – Future Urban Development (S FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing District (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate specific setback and height rules for Multi-Residential Development, with guidelines (Attachment 9).

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HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Saddle Ridge to allow for residential development, open spaces, roadways and setting up for the extension of servicing infrastructure onto adjacent lands.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for the development and servicing of lands surrounded by existing and developing communities and to work towards the completion of this neighbourhood in Saddle Ridge.
- Why does this matter? The proposed outline plan establishes a servicing strategy, road network and open spaces that would allow for logical development and intensification of small holdings lands to contribute towards a complete community in northeast Calgary with infrastructure planned and designed so it can be extended as needed to allow the development of surrounding lands.
- An amendment to the *Saddle Ridge Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan, policy and land use amendment application in the northeast community of Saddle Ridge was submitted on 2024 May 9 by B&A Studios on behalf of landowners Kuldip and Sarbjeet Hayer and SLC GP Limited who represent three separately titled parcels. The subject lands are currently developed with four-acre rural residential lots and are a part of a larger rural residential area composed of 16 lots that are similar in size that are bounded by 80 Avenue NE to the south, 84 Avenue NE to the north, Métis Trail NE to the west and 52 Street NE to the east. Surrounding lands are comprised of other rural residential lots, low density residential areas, and developing cultural and institutional uses.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate residential development of various intensities along with associated open spaces, servicing and mobility infrastructure. The proposed Outline Plan (Attachment 4) and the associated proposed Land Use Amendment Map (Attachment 5) anticipate a density of 67 units per hectare (27 units per acre) and a development intensity of 894 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 6), which meets the both the MDP and ASP minimums of 20.0 units per hectare (8.0 units per acre) for new communities.

Another component of the application is the reclassification of 52 Street NE from an Arterial Roadway to a Primary Collector. Administration is supportive of this based on the technical data provided by the applicant as well as the positive improvements to design. An amendment to the ASP (Attachment 8) is required to facilitate this change.

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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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 outline plan and 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 was appropriate. In response, the applicant reached out to the Saddle Ridge Community Association (CA), Ward 5 Councillor's Office and individual landowners to discuss the application. The Applicant Outreach Summary can be found in Attachment 7.

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.

The CA was circulated a copy of the application but did not provide any comments. Administration made attempts to contact the CA but did not receive a response.

No letters from interested members of the public were received in response to the circulations and notice postings on site.

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

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide for new pedestrian infrastructure in the area and improved crossings along 52 Street NE. This would meet the needs of local residents as this area continues to grow.

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 development on this site with applicable climate strategies will be explored and implemented at future development stages.

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Economic

Development and servicing of this area supports Calgary’s overall economic health by housing new residents within Calgary’s established areas and supports more residential areas in proximity to major employment areas like the Calgary International Airport and nearby business and industrial lands.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 34P2025**
9. **Proposed Bylaw 59D2025**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform