

**Land Use Amendment in Saddle Ridge (Ward 5) at #2000, 4715 – 88 Avenue NE,
LOC2024-0295**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.16 hectares \pm (0.39 acres \pm) located at #2000, 4715 – 88 Avenue NE (Condominium Plan 2310289, Unit 2) from Commercial – Neighbourhood 2 (C-N2) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 123D2025** for the redesignation of 0.16 hectares \pm (0.39 acres \pm) located at #2000, 4715 – 88 Avenue NE (Condominium Plan 2310289, Unit 2) from Commercial – Neighbourhood 2 (C-N2) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Multi-Residential – Medium Profile Support Commercial (M-X2) District to allow for multi-residential development with commercial uses.
- The proposal allows for small-scale commercial in multi-residential development that is compatible with the character and scale of adjacent residential areas and is in keeping 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 housing and retail options in the developing area with access to alternative transportation modes.
- Why does this matter? The proposal would enable additional residential, commercial and employment opportunities that will help improve the vibrancy of this area while allowing for the more efficient use of existing infrastructure and nearby amenities.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application is located in the northeast community of Saddle Ridge and was submitted by Darrell Grant on behalf of the landowner, Goldbridge Homes Ltd. on 2024 December 4. The subject parcel is part of a larger bareland condominium site situated at the northwest corner of the intersection of Saddlepeace Crescent NE and 87 Avenue NE. The subject parcel is the southern portion of the legal parcel situated at #2000, 4715 – 88 Avenue NE and is approximately 0.16 hectares in size. The parcel is vacant and currently used as a surface parking lot.

The northern portion of the parcel is designated Commercial – Neighbourhood 1 (C-N1) District and developed with a two-storey commercial building. This portion of the site will remain C-N1 District, and the subject parcel will therefore have a split C-N1 and M-X2 land use district.

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Adjacent land to the north and east is developed with low density residential dwellings while the land to the south contains a school with a large park and playground, as well as a place of worship. The subject parcel is part of the Neighbourhood Activity Centre (NAC) identified in the Saddle Ridge Area Structure Plan and the parcels to the west are designated for and developed with commercial development. The parcel directly west of the subject site is still vacant and designated C-N2, while the parcel further west across Guru Nanak Gate NE is designated M-X2 and developed with a four-storey multi-residential development with support commercial at grade.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant's intent is to build a four-storey building with ground floor retail uses and three storeys of residential apartments above. This proposal is for a suitable mixed-use development in the NAC.

This parcel was part of an outline plan in 2018 and received land use amendment approval for the M-X2 District on the subject site (LOC2017-0042). A subsequent land use amendment in 2021 (LOC2020-0097) changed the land use district to C-N2. The current proposal is to return to the initial M-X2 District approved in the outline plan.

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

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 respective community association was appropriate. In response the applicant sent out a newsletter to adjacent residents, businesses, a private school and a temple as well as contacted the Saddle Ridge Community Association. The Applicant Outreach Summary is provided 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 no comments from the public or the Saddle Ridge Community Association. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, number of units and on-site parking will be determined at the development permit stage.

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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 recommendations and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed Multi-Residential – Medium Profile Support Commercial (M-X2) District would allow for increased commercial/retail uses, creating job opportunities and economic diversity, as well as providing additional housing options to meet the functional requirements of evolving housing needs.

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

This proposal will make efficient use of existing and proposed infrastructure by providing neighbourhood-focused commercial opportunities closer to a developing residential area while allowing the applicant to adjust to changing market conditions at the same time. The development would provide housing and employment opportunities and support local businesses within Saddle Ridge.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 123D2025**
5. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform