

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 4515 – 84 Avenue NE, LOC2024-0267

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) to subdivide 1.36 hectares \pm (3.35 acres \pm) with conditions (Attachment 2);
2. Forward this report (CPC2025-0349) to the 2025 July 15 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 1.36 hectares \pm (3.35 acres \pm) located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing District (R-G) District, Residential – Low Density Mixed Housing District (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council give three readings to **Proposed Bylaw 132D2025** for the redesignation of 1.36 hectares \pm (3.35 acres \pm) located at 4515 – 84 Avenue NE (Plan 6778AW, Block 17) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing District (R-G) District, Residential – Low Density Mixed Housing District (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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 for the extension of servicing infrastructure onto adjacent lands.
- The proposal 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 proposal would allow for the development and servicing of lands surrounded by existing and developing communities, working 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 to be extended as needed to allow for the development of surrounding lands.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

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DISCUSSION

This outline plan and land use amendment application in the northeast community of Saddle Ridge was submitted on 2024 October 29 by B&A Studios on behalf of landowners Gurdev, Harmendeep, Harminder and Parmendeep Gill. The subject parcel is currently developed as a 1.36 hectare (3.35 acre) residential lot and is a part of a larger rural residential area comprised of 16 lots that are similar in size and bound 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. The lands located northeast of the subject site have received land use and are currently developed with low density residential developments.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate low density residential development along with associated open spaces, servicing and mobility infrastructure (Attachment 4). The proposed Outline Plan (Attachment 5) anticipates a density of 29 units per hectare (12 units per acre) and a development intensity of 40 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 6), which meets both the MDP and ASP minimums of 20.0 units per hectare (8.0 units per acre) for new communities.

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

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), the 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.

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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 density residential building forms, providing for a range of housing opportunities. The proposal would also provide for new pedestrian infrastructure in the area.

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 permit stages.

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. Proposed Land Use Amendment Map
5. **Approved** Outline Plan
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 132D2025**
9. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2025 June 19**

**ISC: UNRESTRICTED
CPC2025-0349
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform