

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 6811 – 89 Avenue NE (Plan 731001, Block 7) to subdivide 1.39 hectares ± (3.43 acres ±) with conditions (Attachment 7);
2. Forward this report (CPC2025-0662) to the 2025 September 9 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 1.39 hectares ± (3.43 acres ±) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 7:

That Council give three readings to **Proposed Bylaw 155D2025** for the redesignation of 1.39 hectares ± (3.43 acres ±) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 7:

“The following documents were distributed with respect to Report CPC2025-0662:

- ...
- A Revised Cover Report.

...

Moved by Commissioner Campbell-Walters

That with respect to Revised Report CPC2025-0662, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 6811 – 89 Avenue NE (Plan 731001, Block 7) to subdivide 1.39 hectares ± (3.43 acres ±) with conditions (Attachment 7);

...

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the land in the community of Saddle Ridge to allow for low-density residential development and roadways.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for the development and servicing of additional residential lots on this under-developed parcel that is already surrounded by existing and developing communities in Saddle Ridge.
- Why does this matter? The proposed outline plan would allow for an extension of the existing community design and character, making use of already existing servicing infrastructure and road network for more efficient use of lands.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application in the northeast community of Saddle Ridge was submitted on 2024 December 4 by B&A Studios on behalf of the landowner Parminder Kaur Sidhu. The subject site is the second last small holding parcel in this developing

neighbourhood and is approximately 1.39 hectares (3.43 acres) in size. The land is mostly undeveloped with a single detached dwelling located along the 89 Avenue NE frontage. One other remaining small holding, designated Special Purpose – Future Urban Development (S-FUD) District, is located to the northwest diagonally across 89 Avenue NE from the subject site. The remainder of the land in the immediate surrounding neighbourhood has been developed with low-density residential uses. A single parcel to the east contains a low profile multi-residential development (Multi-Residential – Low Profile (M-1) District) and another parcel to the west with small-scale local commercial development (Commercial – Neighbourhood 1 (C-N1) District). The initial application submitted in 2024 December was for a portion of the site to be designated Multi-Residential – At Grade Housing (M-G) District. After conducting public outreach, the applicant amended the application to the current proposed Residential – Low Density Mixed Housing (R-G) District across the entire site.

As referenced in the Applicant Submission (Attachment 2), the proposal seeks to obtain outline plan and land use approval to accommodate approximately 34 low-density residential parcels under the Residential – Low Density Mixed Housing (R-G) District (Attachment 3). The proposal is consistent with the vision for Saddle Ridge, and future development will be linked to adjacent residential areas, services and facilities through vehicular and pedestrian connections. The parcels are proposed to be laneless with access from existing and proposed new roadways.

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The proposed Outline Plan (Attachment 4) anticipates a density of approximately 24.5 units per hectare (9.9 units per acre) and a development intensity of 85.2 people and jobs per hectare (34.5 per acre) as shown in the Outline Plan Data Sheet (Attachment 5). The proposed density meets the MDP required minimum of 20.0 units per hectare (8.0 units per acre) for new communities. The ASP requires a minimum of 17.3 units per gross developable hectare (7.0 units per acre).

A detailed planning evaluation of the proposed outline plan and accompanying land use amendment, including location maps and site context, is provided in 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) prior to and after submission of the application, but did not receive a response from the CA. In addition, the applicant contacted the Ward 5 Councillor's Office, and delivered flyers to surrounding landowners to inform them of the initial and amended applications. The Applicant Outreach Summary can be found in Attachment 6.

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 44 letters of opposition from the public on the first and initial application which proposed most of the subject site to be designated ~~M-4~~ **as the Multi-Residential – At Grade Housing (M-G)** District. The letters of opposition expressed concerns in the following areas:

- increased traffic issues due to the neighbourhood having only one access point which is from Saddlecrest Boulevard NE;
- increased parking problems with no on-street parking remaining;
- multi-residential development will reduce sunlight exposure and privacy for the existing neighbouring parcels to the east and west; and
- the proposed building height does not fit the character of the community.

The applicant amended the outline plan proposal based on the community feedback and removed the proposed ~~M-4~~ **M-G** District. The entire site now proposes the R-G District and Administration did not receive any further comments from the surrounding community.

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No comments from the Saddle Ridge Community Association (CA) were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-G District enables new residential development, is compatible with the surrounding land uses and developments, and is being proposed near transportation corridors and a Community Activity Centre on 88 Avenue NE. The proposed Outline Plan design provides a logical connection of the two ends of Saddlecrest Grove NE as well as a new north-south road connecting to 89 Avenue NE.

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 provide for future residential development in an existing neighbourhood and on an underdeveloped parcel. In addition, it would contribute to the completion of the neighbourhood design and provide for pedestrian and road connections to improve livability and accessibility. It would also allow for a variety of housing forms and tenures in close proximity to the Community Activity Centre.

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

The proposed application would allow for a more efficient use of land and existing infrastructure by housing residents within Calgary's established areas, which supports the overall economic health. The proposal provides housing in proximity to major employment areas such as 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.

Planning and Development Services Report to
Calgary Planning Commission
2025 August 07

ISC: UNRESTRICTED
CPC2025-0662
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Land Use District Map
4. **Approved** Outline Plan
5. **Approved** Outline Plan Data Sheet
6. Applicant Outreach Summary
7. **Approved** Outline Plan Conditions of Approval
8. **Proposed Bylaw 155D2025**
9. **CPC Member Comments**
10. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform