

**Land Use Amendment in Saddle Ridge (Ward 5) at #1000, 4715 – 88 Avenue NE,  
 LOC2025-0147**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.31 hectares ± (0.77 acres ±) located at #1000, 4715 – 88 Avenue NE (Condominium Plan 2312116, Units 3 to 38) from Commercial – Neighbourhood 2 (C-N2) District to Multi-Residential – High Density Low Rise (M-H1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to enable six storey multi-residential development.
- The proposal allows for an appropriate building form and set of uses within the site 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 greater housing options in a developing area while enabling more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the northeast community of Saddle Ridge was submitted by Dino Kasparis on behalf of the landowners, 2239959 Alberta Ltd, 2348852 Alberta Ltd. (Ramandeep Arora) and Inner Space Developments Ltd. on 2025 July 14. The subject site forms part of a larger bareland condominium site located at the northeast corner of Guru Nanak Gate NE and 87 Avenue NE. The subject site comprises the southwestern portion of the condominium site and is approximately 0.31 hectares in area. The site is currently vacant and undeveloped. The ASP also identifies the subject site to be conceptually located within a Neighbourhood Activity Centre (NAC).

Parcels located directly adjacent to the subject site have all been designated for multi-residential and commercial development of varying sizes and intensities. The northern portions of the condominium site are designated with Commercial – Community 1 (C-C1) District and Commercial – Neighbourhood 1 (C-N1) District and are currently developed with two-storey commercial buildings. To the east, a portion of the site is designated Multi-Residential – Medium Profile Support Commercial (M-X2) District and is currently being used for parking.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to develop a six storey multi-residential development that will be comprised of approximately 96 residential units.

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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 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 adjacent businesses and all residential homes within a 250-metre radius of the subject site, reached out to the Ward 5 Councillor's Office and contacted the Saddle Ridge Community Association (CA). The applicant also provided a dedicated phone line and email for feedback on the project and undertook in-person engagement with the local community during the Vaisakhi festival at Prairie Winds Park. The Applicant Outreach Summary can be found 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 10 letters of opposition from the public that included concerns about traffic, density and parking. No comments were received from the CA. Administration contacted the CA 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 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 recommendations and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposal would facilitate higher density development in the form of low-rise multi-residential housing within a developing community. This land use district and resulting form of development is currently not generally found in the surrounding area, and would introduce an alternative housing option that supports a broader range of housing choices by accommodating different age groups, household sizes, lifestyles, and demographic needs. Locating this form of development within a NAC provides opportunities to support a more complete and diverse community, while contributing to the mixed-use character envisioned for this 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 future development on this site with applicable climate strategies are being explored and encouraged within the development permit review.

**Economic**

The proposed land use district would allow for a more efficient use of land and infrastructure by housing residents within Calgary’s developing areas. Future development will provide more housing options in the community, while supporting local businesses in the area.

**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform