

**Development Permit in Saddle Ridge Industrial (Ward 5) at 8500 and 8710 – 40 Street NE, DP2025-06909**

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**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2025-06909 for a New: Outdoor Recreation Area, Indoor Recreation Facility at 8500 and 8710 – 40 Street NE (Plan 2510929, Block 2, Lots 3MR and 2) with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new athletic complex containing a feature cricket field, four multi-use rectangular fields and an indoor fieldhouse, with supporting amenities.
- The proposed development is appropriate as it is served by existing infrastructure, provides an important amenity to residents within northeast Calgary and aligns with the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would provide additional recreation opportunities in the form of outdoor cricket and soccer fields and an indoor fieldhouse, and social opportunities within those facilities.
- Why does this matter? Providing recreational and social amenities to a growing population will allow residents closer proximity to these amenities and provide additional space for athletic teams throughout the city.
- This proposal is in alignment with the discretionary rules of Land Use Bylaw 1P2007 with relaxations.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the northeast community of Saddle Ridge Industrial, was submitted by GEC Architecture on behalf of the landowners, The City of Calgary, on 2025 December 2. The proposed development is located near the intersection of 40 Street NE and 84 Avenue NE, adjacent to Métis Trail NE and occupies two parcels with a combined area of approximately 13.98 hectares (34.54 acres). As a large-scale municipal project (recreation centre), the proposal requires Calgary Planning Commission (CPC) to act as the Development Authority. As indicated in the Applicant Submission (Attachment 3), the intent of this application is for the development of the Northeast Athletic Complex, comprising a feature cricket field, four multi-use rectangular fields, an indoor fieldhouse, and supporting amenities such as pathways, greenspaces, picnic areas, plaza, playgrounds and parking areas.

This development permit application proposes outdoor recreation areas and an indoor fieldhouse building with a total gross floor area of approximately 14,800 square metres and a height of 21 metres. The main entrance to the building will be provided on the southwest side of the building, accessed from the central public plaza. The multi-use rectangular fields, fieldhouse, and cricket field are aligned along a north-south axis to maintain visual clarity across the site. A multi-use pathway loop serves as a continuous, easy-to-understand pedestrian circulation system connecting all site components. Logical pedestrian connections link the building to outdoor fields, play areas, and parking areas with direct, legible routes. Additional details can be viewed in the Development Permit Plans (Attachment 4).

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As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2026 January 21. Comments from UDRP are included as Attachment 5.

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

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Relevant public groups were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. Extensive engagement was completed at Master Plan stage, informing the development permit application. The Applicant Outreach Summary can be found in Attachment 6.

**City-Led Outreach**

In keeping with Administration's practises, this application was circulated to relevant public groups and published [online](#).

No public comments were received at the time of writing this report and there is no community association for the subject area.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the Municipal Government Act.

**IMPLICATIONS**

**Social**

This development permit would provide recreation and social amenities in the northeast quadrant of the city and within close proximity to residents.

**Environmental**

This application includes specific measures that addresses energy efficiency, water conservation and renewable energy in support of Program 6 (Building new City-owned infrastructure to be climate-resilient) of the *Calgary Climate Strategy – Pathways to 2050*. The site will also function as a designated cooling location which helps support Program 1 (Supporting climate-resilient people).

**Economic**

The proposed development represents an efficient use of land and infrastructure in this community. It supports local community development by providing amenities in proximity to residents and supports social and recreation organizations throughout the city.

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**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. Conditions of Approval
- 3. Applicant Submission
- 4. Development Permit Plans
- 5. Urban Design Review Panel Comments
- 6. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform