

Applicant Submission

2021 January 15

This application is for a proposed Land Use Redesignation within the community of Saddleridge, from the current land use designation of R-2 (Residential - One/Two Dwelling) to MU-1f4h22 (Mixed-Use - General) to support the development of transitional housing for vulnerable women complete with supportive commercial uses.

The site is approximately a third of an acre in size, and is a corner parcel surrounded by streets on three of its boundaries - Saddleback Road NE, Saddleridge Drive NE and Saddletowne Circle NE. The site is currently occupied by a former temporary fire hall, which will be removed and repurposed should this application be successful. While surrounded to the west, north and east by low density residential, the site is ideally located at the southern edge of the residential area within walking distance of the amenities located at the commercial core of Saddletowne Circle, and steps away from the existing Saddletowne LRT station.

The Municipal Development Plan identifies the subject site as within the Developing Residential Communities, with no local area policy applicable at this time.

The completed project envisions 62 suites separately accessed from approximately 3000 square feet of street-oriented, main floor commercial oriented to Saddleridge Drive NE. The commercial uses will complement the primary purpose of the project and may include such uses as medical, counseling or personal services. A development permit application has been submitted concurrently with this land use proposal where particular attention has been paid to building design elements and finishes to create an attractive building that integrates into the residential area as much as possible while creating a pleasant commercial street presence.

This initiative has been undertaken by the Dashmesh Culture Centre, who actively support all religious and cultural aspects of the Sikh community in Calgary - not only in religious observance, but in the provision of resources such as assisted living, mentorship and community services that include the provision of food hampers, meals and resources where they are needed the most. As one of Calgary's largest faith-based organizations, representing a membership of more than 15,000 Calgarians, Dashmesh recognizes a need for safe and supportive transitional housing for women facing the very real and immediate challenges of rebuilding lives shattered by abuse.

Given the above, we would respectfully request your support of this application.

Thank you,

April Kojima
RICK BALBI ARCHITECT LTD.