

# Applicant Submission

2025 May 23

APPLICANT'S SUBMISSION  
4715 88 AVENUE NE  
Saddle Ridge Community  
Sheet 15NE  
Legal Condominium Plan 2310289 Unit 2  
FROM C-N2 TO M-X2

On behalf of Goldbridge Homes Ltd (Goldbridge), we seek the city's support to redesignate, a 0.16-hectare/0.39-acre± parcel in the Saddle Ridge community, from C-N2 (Commercial – Neighbourhood 2 District) to M-X2 (Multi-Residential – Medium Profile Support Commercial District), to accommodate one four-storey building with one level for retail uses, three levels for residential apartments, and underground parking. A Development Permit will be submitted concurrently to this land use redesignation application. Shadow analyses, in accordance with the city's requirements, will form part of this submission.

Existing surrounding land uses vary and include R-G to the east; C-N2 to the west, C-N1 to the north, C-C1 to the northwest, S-C1 to the southwest, and S-SPR to the south. Public open space exists to the south. Transit is readily available with the *East Skyview Ranch/Redstone Route 128* located approximately 115 metres to the northwest, feeding into the Saddletowne LRT Station,

The current C-N2 land use designation is generally designed for up to two storeys in height, or 10 metres, and the proposed M-X2 designation is intended for four storeys or 16 metres. Mixed use development is considered the epitome of urban living: residents can seek some of their daily shopping needs, and possibly employment, within the same geographic location as they reside.

Public engagement will include a mailout to the residential cell located immediately to the east, on Saddlepeace CR NE and 87 AV NE, and to the adjacent commercial property owners, of which Goldbridge is one.

Goldbridge is confident the proposed redesignation will be a valued addition to the vibrancy of the growing Saddle Ridge community and seeks Administration's, Calgary Planning Commission's, and City Council's support.