

Applicant Submission

2025 October 24



APPLICANT SUBMISSION FORM
LAND USE AMENDMENT
4715 - 88 AV NE (SW)

Executive Summary

The subject site is a 0.31-hectare land parcel situated at the southwest portion of #1000 - 4715 88 Avenue NE in the residential community of Saddle Ridge. The landowners and development proponents of the subject parcel are seeking to develop a multi-unit residential building that will be comprised of approximately 96 dwelling units and a portion of units will be comprised of non-market rental housing.

The proponents would like the City's support to amend the land use designation to M-H1 District to accommodate a multi-residential built form with an option to incorporate supporting commercial uses.

This development will be financed jointly between private investment and the Canadian Mortgage Housing Corporation (CMHC) and aligns with Council's Housing strategy in terms of addressing the crisis for affordable housing within the city.

Background & Context

The community of Saddle Ridge is characterized by a mixture of single and semi-detached homes and multi-residential built forms. Within a 400-metre radius of the subject site, the predominant land use in the area is a mixture of low density, multi-residential, commercial and institutional designations. The parcels located directly adjacent to the subject site have all been designated for commercial development of varying sizes and intensities. The Gobind Savar School, a private high school is located directly to the south subject site as well as a large open space amenity and connection to the greater regional pathway network.

The subject site along with the parcels located directly adjacent to the subject site forms the largest Neighbourhood Activity Centre (NAC) in Saddle Ridge.

Overall, the subject site is in an excellent location for medium density residential development as it is located within a NAC and is near major roadways such as 88 Avenue NE, 52 Street NE, and Metis Trail NE. Its proximity to public transit, community amenities, commercial uses and open space make it a viable candidate for an MH-1 designation.

Development Vision

The future development is envisioned to be one multi-unit residential building (with flexibility for ground floor commercial uses) a shared entryway, to contain a total of 96 dwelling units, 5 to 6 storeys in height. The development will contain both underground and surface parking facilities that will consist of 1 vehicle parking stall assigned for each dwelling unit.

Policy Review

Municipal Development Plan – (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). Policies for the Planned

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Greenfield Area recognize the ASP as appropriate to provide direction for development of the local community. The density targets proposed are in alignment with the MDP.

The applicable MDP policies encourage development and intensification in this community to occur in a form and nature that provides a variety of housing types and encourages concentration of residential density in areas adjacent to open spaces, parks, wetlands, and sports fields, especially where the area is served by transit services and community amenities. Regardless of land use typology, new development shall incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

In terms of housing Section 2.3.1: Housing encourages a wide variety and choice of housing forms, tenures, and affordability throughout our city to accommodate the needs of current and future Calgarians. The proposed M-H1 land use would allow for the provision of both new market and non-market housing opportunities in a developing community. In terms of location, affordable housing projects should be located near parks, schools, recreation facilities, and commercial nodes. The proposal aligns with the applicable policy directives of the MDP. The proposed M-H1 District intends to provide Multi-Residential development in Developing Areas. It provides for medium density development in a variety of forms and could have a density modifier applied to the district for development to be contextually sensitive to its surroundings.

The proposed development is in close vicinity to an array of small and medium scale commercial uses, open space amenities and other residential forms. Base public transit service is located adjacent to the site along 88 Avenue NE and provides a direct connection to the larger and primary transit network, the international airport and major commercial uses located nearby in the Saddle Ridge area.

Saddle Ridge Area Structure Plan (Statutory – 1984)

The subject site is located within the Saddle Ridge Area Structure Plan (ASP). The site is located specifically within Cell D of the ASP. The Saddle Ridge ASP speaks to residential development in this area being designed as an integrated neighbourhood that contains both low to medium density residential development including a mix of housing types. The ASP also provides specific policies for design of the Cell D neighbourhood, including policies on building form, design and site servicing that will be implemented through the development permit stage.

The ASP also identifies the site as part of a Neighbourhood Activity Centre (NAC). The NAC should contain a variety of multi-residential housing which includes higher density development, transit stops, local commercial uses, public open space, and mixed-use development with retail at grade. The NAC shall be comprised of a mixture of land uses that reach a minimum intensity of 100 people and jobs per gross developable hectare. The proposal is consistent with the applicable policies of the ASP as it represents additional medium scale multi-unit residential development. The future development shall compliment the surrounding development in the area as it exceeds the minimum intensity requirements established and there is already a strong mix of land use types to fulfill the policy intent of the ASP.

Proposed Applicant-Led Stakeholder Outreach

The project team is committed to being good neighbours and engaging with the communities we build in and serve. The proposed outreach strategies considered for this project relied on the guidance of the Applicant Outreach Toolkit made available by the City of Calgary. The project team approach to applicant led stakeholder engagement is designed

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to provide opportunities for stakeholders to learn more about the development vision for the site early on and to share their thoughts with the intent of maintaining a respectful, inclusive, and transparent dialogue.

Some Proposed Outreach Strategies:

- A dedicated project phone line, voice mail and email
- Postcard mailers to be circulated within a 200-metre radius of the parcel
- On-site notice signage
- In-person and virtual meetings

Engineering Considerations

Pedestrian access to the subject site is available from Guru Nanak Gate and 87 Avenue NE. Primary vehicular access will remain along 87 Avenue NE. The area is served by Calgary Transit bus service. Base public transit service is provided along 88 Avenue NE, as Route #100 has a bus stop located less than 200 metres from the property, providing a direct connection to Saddletowne LRT station and the greater primary transit network.

The subject site has exceptional access to arterial roads such as 88 Avenue NE. The nearest major skeletal roadway to the parcel is Metis Trail NE which is located less than 400 metres to the west of the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

Based on the subject site's corner location, parcel area shape and supporting policy direction, an amendment to propose an MH-1 District to accommodate a new multi-residential development will provide greater housing choices for current and future residents of Saddle Ridge. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.

A handwritten signature in blue ink, appearing to read 'Dino Kasparis', with a stylized flourish at the end.

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