

Applicant Outreach Summary

2025 October 24



WHAT WE HEARD REPORT: OUR APPLICANT OUTREACH SUMMARY – LOC2025-0147

Summary

Our best practices for outreach was designed to inform, share information on the development vision and provide communication channels for interested stakeholders to share their queries and thoughts early in the review process with the intent of maintaining a respectful and transparent dialogue.

In support of the Land Use Amendment for this project, Olympia has undertaken a proactive applicant-led outreach program that was uniquely designed by the Community Assessment Outreach Tool provided by Engage Calgary. A variety of outreach strategies were implemented since August 2025 to commence a dialogue with interested parties and groups outlined in the below section, Our Community Outreach Strategy + Process.

Our Community Outreach Strategy + Process



Mailing Campaign

Mailers were sent to 190 homes within 200 metres of the project site providing notification of the project and an invitation to engage the project team.



Notice Letter

A notice letter was sent to the Saddle Ridge Residents Community Association and Ward Councilor's Office providing a project overview, reasons for the application of Land Use Amendment and to welcome any questions and continued dialogue.



Phone, Voicemail & Email

A phone line equipped with voicemail, email address and a QR code was shared with stakeholders to provide a direct communication channel to reach the project team.



Distanced + Face-to-Face Meetings

The project team held virtually meetings with Ward Councilor and interested stakeholders to share project information, project updates and continue conversations.

Comment Themes + Our Responses

Stakeholder Feedback + What We Heard

To date, through our Inbound engagement strategy, the project team has received a total of 10 responses from community members providing feedback in the form of phone calls, emails and text messages.

The project team notified the Ward 5 Office and the Saddleridge Residents Community Association (SRCA) to share an overview of the Land Use Amendment. The Ward 5 Office began meeting with the project team in May 2025 and provided feedback correspondence.

The project team is pleased to keep the communication lines open throughout the entire review process and will update the City Administration, Planning Commission and Council on any subsequent feedback that is received.

Project feedback received thus far has been categorized into 3 comment themes. Each common theme highlighted begins with an outline of what the project team has heard and subsequently provides the project team's response.

Comment Themes

- **Density**
- **Parking**
- **Traffic Congestion**

Density

What We Heard

Some respondents were concerned that, if approved, the land use amendment would introduce more density to the Saddle Ridge community that is perceived to be already "crowded" with a lot of existing development. These respondents felt that this would bring negative social impacts to the community and consume scarce community resources.

Our Response

The project team acknowledges the perspective of residents relating to intensification in the immediate area. The City of Calgary's Municipal Development Plan (MDP) and Saddle Ridge Area Structure Plan (ASP) encourages more housing options and intensification provided it is done modestly to be contextually sensitive to the established context. The Saddle Ridge ASP indicates the site is located within the Cell D NAC policy area that is envisioned to contain higher densities and act as a destination for the community at large. The number of dwelling units on the site would be controlled by the Calgary International Airport Zoning Regulation, parcel area size, surrounding context and mandatory landscape plan requirements set out the land use bylaw.

Engineering studies were submitted for City review to determine if upgrades to existing service connections are necessary to accommodate future development.

Further discussion regarding building and site design will be essential to refine the concept for these future developments to ensure density is balanced with community needs.

Parking

What We Heard

Some respondents were concerned about the parking supply and potential risk of parking overflow onto surrounding areas.

Our Response

In response to this concern, future redevelopment on these sites would need to supply the minimum number of motor vehicle parking stalls, bicycle and visitor stalls entirely within the boundaries of the private land prescribed in Calgary's land use bylaw. The developer is committed to supply a minimum 1 stall per dwelling across two levels of underground parkade and surface parking facility located within the subject condo plan area.

The final number of parking stalls will be determined based on the final assessed dwelling unit count and detailed site plan and building design proposed on the development permit submission. The project team also acknowledges parking requirements may change dramatically over time and may impact the future design of the development based on the future Calgary zoning code.

Traffic Impact

What We Heard

Some respondents shared concern over potential negative impacts from increased residential traffic upon the existing street network in the immediate area due to a new multi-unit residential development.

Our Response

The project team acknowledges the concerns related to potential traffic impact resulting from any approved development proposal. A traffic generation review memorandum has been prepared by Bunt & Associates and submitted to the City for review. The City determined the current network has sufficient capacity to support the future development. No additional studies are required to amend the results of The *Guru Nanak TIA* (2017) and no further improvements to the current network are required to facilitate the development. The developer is committed to improving the current transportation network, if it was deemed necessary.

Our Philosophy to Applicant-Led Outreach

Since no single design solution can satisfy all stakeholders involved, the project team cannot integrate everything suggested by all neighbours. As a result, our promise is to continue to be open and transparent about how we reach our conclusions while cultivating a constructive dialogue and we are pleased to abide by Council's visions for the areas and communities we serve.