

Applicant Submission

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Re: CPC Applicant Submission – North East Athletic Complex

Development Permit Number: DP2025-06909

Project Location: 8500 40th Street NE

Land Use: Special Purpose – School, Park and Community Reserve District (S-SPR)

APPLICATION SUMMARY

GEC Architecture is pleased to present to Calgary Planning Commission (CPC) our Development Permit application for a new-build fieldhouse and athletic park in the growing northeast community of Saddle Ridge. The North East Athletic Complex (NEAC) site is located near the intersection of 40th Street and 84th Avenue, adjacent to Metis Trail NE. It is intended to address the urgent need for community recreation in this quadrant of the city and be a hub for the community combining year-round amenities that provide places for play, gathering, reflection, and belonging.

PROJECT BACKGROUND

In February 2025, a Master Plan for the NEAC site was completed. As part of this report, existing studies, reports, testing and engagement data were analyzed to establish a preferred site arrangement of amenities, phasing strategies, overall goals, and guiding principles of the development. Three key themes emerged that were carried forward into the NEAC project's design:

1. Sport-Centric
 - Leveraging the power of sport to bring people together.
2. Great Player & Spectator Experience
 - Planning a facility that makes the user experience great.
3. A Community Hub for Everyone
 - Create equitable experiences and spaces for all.

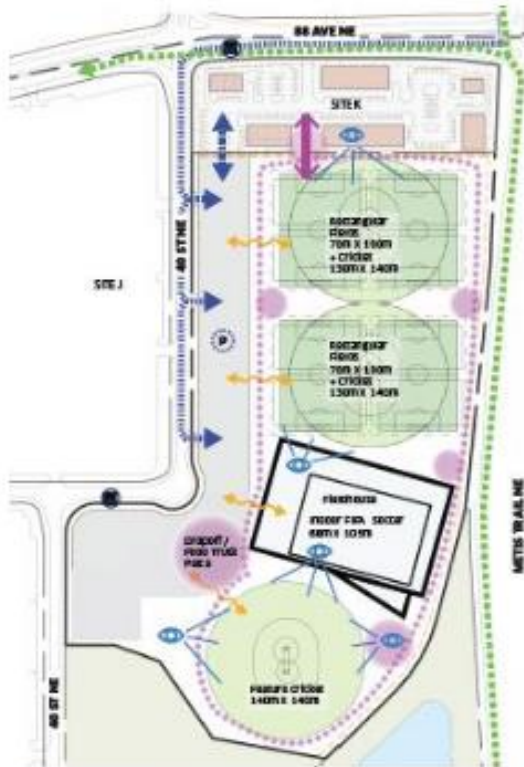


Figure 1: Concept Option A - 2025 Master Plan

A main arterial road, Metis Trail NE, borders the east edge, with two connector roads, 80th and 88th Avenue SE, providing vehicular and pedestrian access to the NEAC site. An existing multi-use pathway is located on the north and east. Commercial and light industrial developments are adjacent on the north and west sides, and a utility right-of-way is located immediately west on the site's property. An existing storm pond and urban nature site are south of the property. The site is generally flat and slopes down as you move north to south with the exception of the east edge where grades vary as much as +/- 2.5 metres.

Besides the fieldhouse, the NEAC uses are designed to provide connections to nature, cultural events, social gathering areas, leisure, and the community. Its urban design goals also allow the buildings to be good neighbours to the adjacent small and large scale commercial buildings.

1. Field Zones

The two primary field areas are proposed on the north and south ends of the site, where a nominally flat area can be accommodated for each field zone.

2. Fieldhouse

The fieldhouse is strategically oriented to preserve field zone functionality and open up sightlines and circulation routes between the two field zones.

3. Public Plaza

The plaza bridges the public realm spaces to the west of the fieldhouse, linking the three primary program elements and providing space for community activation and events.

4. Multi-Use Path & Spectator Berm

A 3m wide multi-use path circles the site, providing a continuous barrier-free circuit. A spectator berm is also provided on the west side of the cricket field, providing spectator viewing areas as well as an opportunity to mitigate the site grade.

5. Parking

Two larger parking areas are provided- one to the north and one to the southwest. The two areas will be connected via a tabled vehicular connection through the public plaza. The south parking lot is designed to offer secondary recreational use through half-basketball courts during times of parking area closures.

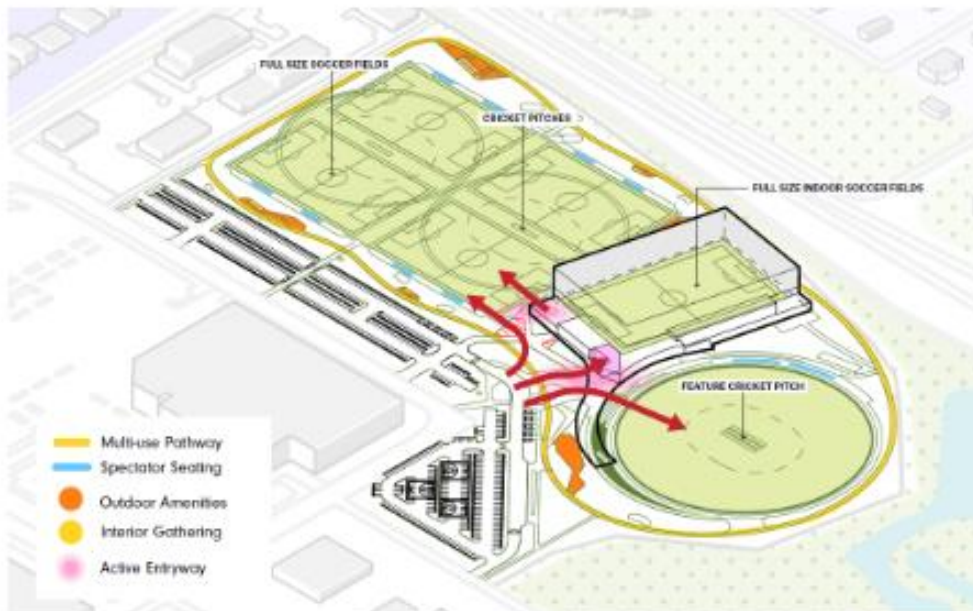


Figure 2: Site Arrangement

The fieldhouse will be a larger volume with a full-size FIFA artificial turf field. Viewing will occur at the field level along its length with support spaces such as team rooms, officials' rooms, and storage behind. Multipurpose rooms will be located at the second level with direct views onto the feature cricket field. Outdoor spectator seats will be provided in front of these rooms allowing them to serve as an elevated viewing experience during cricket event hosting. A media booth, universal washroom, and informal standing room viewing into the indoor fieldhouse will also be located at this level.

PROJECT SITE CHARACTERISTICS

The site generally drains from the high point at the northeast corner of the site to the lowest points at the southwest of the site, with an overall grade difference of roughly 4m. The area between the natural turf cricket field and the fieldhouse presents an opportunity to utilize site grade to the benefit of the spectator berm,

which will provide barrier-free access from plaza level to field level and provide formal and informal seating for those watching cricket matches



Figure 3: South Cricket Field Berm Seating

GREEN INITIATIVES

In addition to meeting the City's Sustainable Building Policy, the North East Athletic Complex project is designed to meet LEEDv4 BD+C Certification and will be a designated cooling centre. The building is designed with a high-performance building envelope and can accommodate a conventional mechanical system to heat pump transition in the future.

PARKING

As part of the 2025 Master Plan, Bunt & Associates completed a parking study for the project site. As the NEAC project evolved and the facility-specific programming became more refined by Recreation and Social Programs, Bunt & Associates provided an update to their original parking study and Transportation Impact Assessment which validated the parking count of 520 stalls.

ARCHITECTURAL DESIGN, BUILT FORM & MATERIALS

The fieldhouse will be a landmark and destination for the area of Saddle Ridge and further catchment zones. Given its siting, the facility's north, east and west elevations will have a significant public-facing presence and should address these approaches. The north and east elevations are viewable and immediately adjacent to Metis Trail NE and the west elevation will be the front entry and gateway to the site. It will be important to address scale and connection accordingly.

Exterior materials were selected with the following criteria in mind:

- Contrasting texture and colours to a dynamic exterior that promotes the active nature of the building's function.
- The use of glass at key locations to allow for interior/exterior connections and natural light filtration.
- Robust and durable materials suitable for the public nature of the building.

- Use of materials and systems that allow for high levels of energy performance.
- Cost-effective without compromising long-term maintenance considerations or durability.

The fieldhouse's colours and textures draw from the traditions of cricket, creating a palette that is clean and warm. Clay masonry at the base provides a durable, tactile material at the pedestrian level, while folded and flat panels articulate the tall facade and reduce the building's perceived mass. A green accent band marks the primary entry and second-storey spaces.

A wood CLT canopy links the berm seating area to the building and extends indoors, reinforcing the connection between exterior and interior spaces.

Glazing is focused at the lobby, indoor batting cage, and north side of the fieldhouse to bring natural light deep into the building and provide views into the cricket practice space and indoor fieldhouse from the exterior.



Figure 4: View of West facade from main plaza

CONCLUSION

The North East Athletic Complex is an exciting project that will fill a service gap within Calgary's growing northeast quadrant for recreation. It is aligned with GamePlan, the City of Calgary's goals and policies, and meets the needs of the Recreation and Social Programs Business Unit. For the reasons outlined about, we respectfully request your support for this application.

Please do not hesitate to reach out should you have any questions, comments, or concerns.



Yours Truly,
GEC Architecture

A handwritten signature in black ink, appearing to read 'AT', followed by a long horizontal flourish.

Andrew Tankard PARTNER
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AT/lw

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Project Design\Presentations\2026-04-09 CPC Presentation Material\2026-04-08 NEAC - CPC
Supporting Letter.docx