

NORTH EAST ATHLETIC COMPLEX



PROJECT NO.: 6143

ISSUED FOR: DEVELOPMENT PERMIT

PRELIMINARY - NOT FOR CONSTRUCTION
2025-11-25

DRAWING LIST

ARCHITECTURAL

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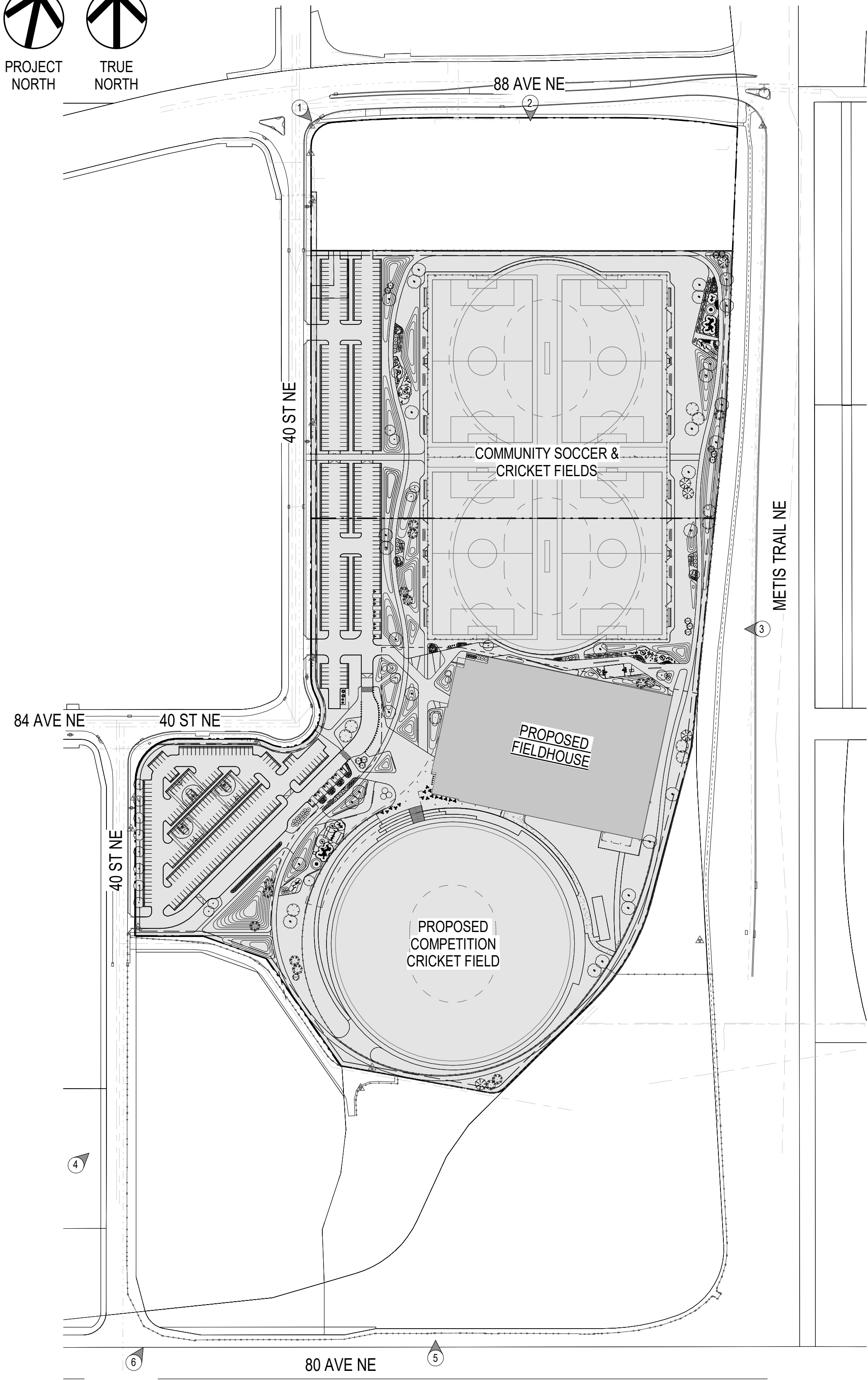
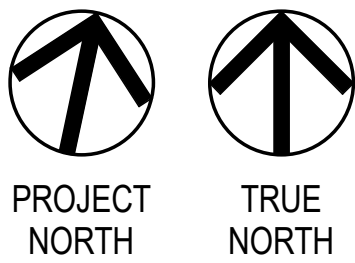
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1 DP - SITE PHOTOGRAPHS
Scale: 1 : 2000

PROJECT DESCRIPTION:

The North East Athletic Complex (NEAC) site is located in North East Calgary near the intersection of 40th Street and 84th Avenue. 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. The urgency of these needs is reflected in the project's anticipated phasing, getting the outdoor fields open to the public while the fieldhouse building is still being built.

In March 2024 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. The Master Plan provides a guide for the integration of the athletic complex into its surrounding community. Besides the fieldhouse, its uses will be 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.

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. Tiered outdoor spectator seats will be provided in front of these rooms allowing them to serve as and 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 INFORMATION & BYLAW REVIEW

BYLAW #:
1P2007

MUNICIPAL ADDRESS:
8500 40ST NE

LEGAL ADDRESS:
PLAN: 251 0929
LOT: 2, 3MR
BLOCK: 2

LAND USE:
S-SPR (SPECIAL PURPOSE - SCHOOL, PARK AND COMMUNITY RESERVE DISTRICT)

FRONT, REAR AND SIDE SETBACK AREA:
THE SETBACK AREA FROM EVERY PROPERTY LINE MUST HAVE A MINIMUM DEPTH OF 3.0 METERS.

PARCEL AREA:
13.98 ha (139,800 sqm)

PROPOSED FLOOR AREA RATIO:
14,805 / 139,800 = 0.108

PROPOSED TOTAL GROSS FLOOR AREA:
14,805 sqm

PROPOSED GROSS USABLE FLOOR AREA:
13,596 sqm

PROPOSED REGULARLY OCCUPIED FLOOR AREA (DOES NOT INCLUDE TURF, CIRCULATION, MECHANICAL ROOM AND SERVICE SPACES):
LEVEL 1 - 2,632 SQM
LEVEL 2 - 658 SQM
TOTAL 3,290 SQM

TIA VEHICLE PARKING:
555 STALLS

PROPOSED VEHICLE PARKING:
555 TOTAL STALLS, INCLUDING 16 BARRIER FREE STALLS

ELECTRICAL VEHICLE READY CHARGING STALLS:
NORTH PARKING LOT 34
SOUTH PARKING LOT 23
TOTAL 57

TOTAL PROPOSED BARRIER FREE PARKING STALLS:
PROPOSED 16 BARRIER FREE STALLS

LOADING STALLS:
1 REQUIRED LOADING STALL (1.0 LOADING STALLS PER 9300.0 METERS OF GROSS FLOOR AREA).
MINIMUM 3,100 mm WIDE x 9,200 m DEPTH AND 4,300mm HEIGHT CLEARANCE.

PROPOSED BICYCLE PARKING:
SINCE THE MAJORITY AREA OF THE PROJECT ENCOMPASS AN INDOOR SOCCER TURF. WE PROPOSE REDUCING THE CALCULATED AREA TO BE - 3,290 SQM (REGULARLY OCCUPIED FLOOR AREA - DOES NOT INCLUDE TURF, CIRCULATION, MECHANICAL ROOM AND SERVICE SPACES)
- USING THE BYLAW REQUIREMENT OF A MINIMUM OF 0.5 BICYCLE PARKING STALLS - CLASS 2 PER 100.0 SQUARE METERS OF GROSS USABLE FLOOR AREA. 3,271 SQM EQUALS **18 CLASS 2 PROPOSED BICYCLE PARKING & 0 PROPOSED CLASS 1 BICYCLE PARKING**

WASTE & RECYCLING STORAGE AND PICKUP:
MOLOK / EARTH BINS WILL BE PROVIDED ON THE SITE WEST OF THE BUILDING. A LOADING ROOM HAS ALSO BEEN PROVIDED WITH BINS FOR TRANSITIONAL GARBAGE, RECYCLING, & ORGANICS. A SPECIAL MOLOK EQUIPPED TRUCK WILL PROVIDE "DUMPSTER PICK-UP".

PROPOSED VOLUME OF WASTE & RECYCLING CONTAINERS (EXTERIOR)
SINCE THE MAJORITY AREA OF THE PROJECT ENCOMPASS AN INDOOR SOCCER TURF. WE PROPOSE REDUCING THE CALCULATED AREA TO BE - 3,290 SQM (REGULARLY OCCUPIED FLOOR AREA - DOES NOT INCLUDE TURF, CIRCULATION, MECHANICAL ROOM AND SERVICE SPACES). USING THIS AREA THERE IS A PROPOSED **12.6 m3 OF COMBINED WASTE IN AN AVERAGE WEEK. 1 MOLOK CLASSIC 5m3 (GARBAGE), 1 MOLOK CLASSIC 5m3 (RECYCLING) and 2 MOLOK CLASSICS 1.3m3 (ORGANIC WASTE) - WHICH WILL PROVIDE 12.6 m3 OF COMBINED WASTE IN AN AVERAGE WEEK**



1 NORTH EAST ATHLETIC COMPLEX SITE LOOKING NORTH WEST



2 NORTH EAST ATHLETIC COMPLEX SITE LOOKING NORTH



3 NORTH EAST ATHLETIC COMPLEX SITE LOOKING EAST



4 NORTH EAST ATHLETIC COMPLEX SITE LOOKING WEST



5 NORTH EAST ATHLETIC COMPLEX SITE LOOKING SOUTH



6 NORTH EAST ATHLETIC COMPLEX SITE LOOKING SOUTH WEST



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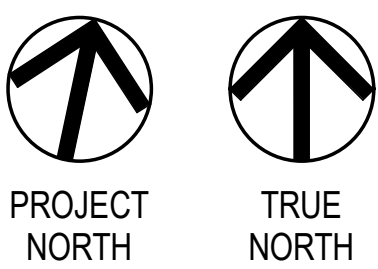
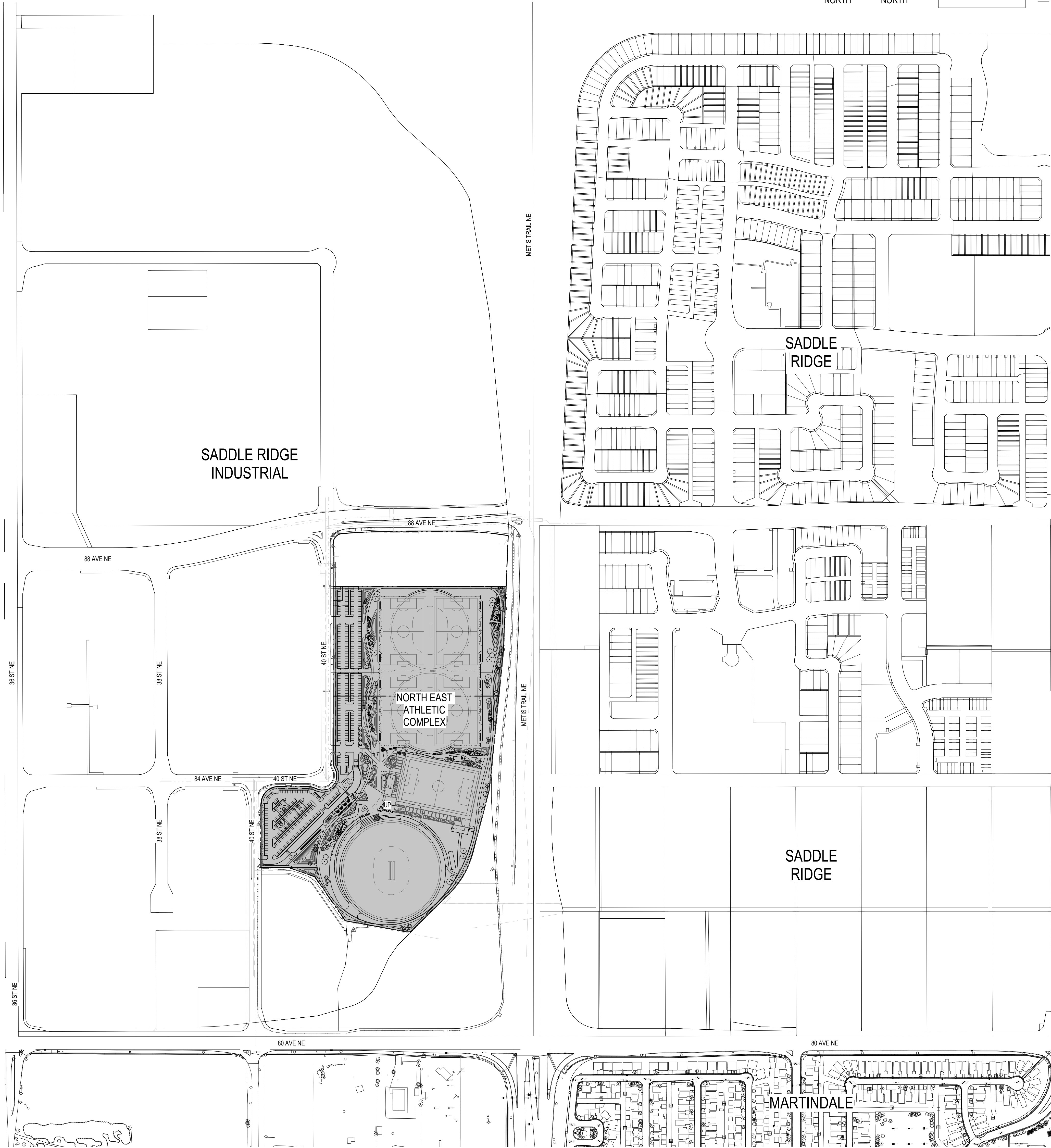
Project Team:
Prime Consultant
GEC Architecture
Structural Consultant
RJC Engineering
Mechanical Consultant
Remedy Engineering
Electrical Consultant
SMP Engineering
Civil Consultant
Grade Consulting
Landscape Consultant
Public City Architecture
Consultant Other



Seal & Permit

PRELIMINARY -
NOT FOR
CONSTRUCTION

1	DEVELOPMENT PERMIT	2025-11-25
NO.	ISSUED FOR	DATE
Drawing History		
Scale	Checked By	
1 : 2000		
Project		
NORTH EAST ATHLETIC COMPLEX		
8616 40 ST NE, Calgary, AB		
Drawing Title		
PROJECT INFORMATION, SITE PHOTOS, & BYLAW REVIEW		
Project Number		
Drawing Number		
6143		
DP-001		



ADDRESSES
MUNICIPAL ADDRESS:
8616 40 ST NE
LEGAL ADDRESS:
PLAN: 251 0929
LOT: 2, 3&4
BLOCK: 2

PLANNING AND URBAN DESIGN ANALYSIS

1. PLACE

The North East Athletic Complex strengthens the identity of Saddle Ridge by establishing a major recreation destination that reflects the area's diverse and sport-focused community. The facility integrates a feature cricket pitch, four rectangular fields, and an indoor fieldhouse, responding directly to documented community needs and cultural patterns of use. The public plaza, berm, and multi-use pathway create a cohesive and memorable civic place that welcomes a broad cross-section of users. The building's transparency, material expression, and orientation toward active outdoor spaces reinforce the project as a recognizable community landmark.

2. SCALE

Although the program includes large components—particularly the fieldhouse—the design employs strategies to maintain appropriate human scale. The massing is moderated through façade articulation, glazing at pedestrian interfaces, and the integration of a continuous canopy and landscaped berms. The fieldhouse is positioned centrally to distribute height away from major pedestrian areas, while parking areas are broken into discreet zones and softened with planting and grade transitions. These design measures ensure that the scale of buildings, fields, and outdoor areas aligns with adjacent development patterns and creates comfortable, walkable edges.

3. AMENITY

The project delivers a generous suite of public amenities that are universally accessible, family-friendly, and designed for year-round use. The 3-metre multi-use path provides a barrier-free loop, while accessible seating, pathways, washrooms, and sloped connections ensure inclusivity. Outdoor amenities—including structured and unstructured play areas, fitness stations, covered shelters, and shaded seating—support daily activity beyond programmed sport. Indoors, the lobby, multipurpose rooms, and viewing areas function as social gathering points and support community events. These elements collectively contribute to a high-quality public realm that prioritizes comfort and accessibility.

4. LEGIBILITY

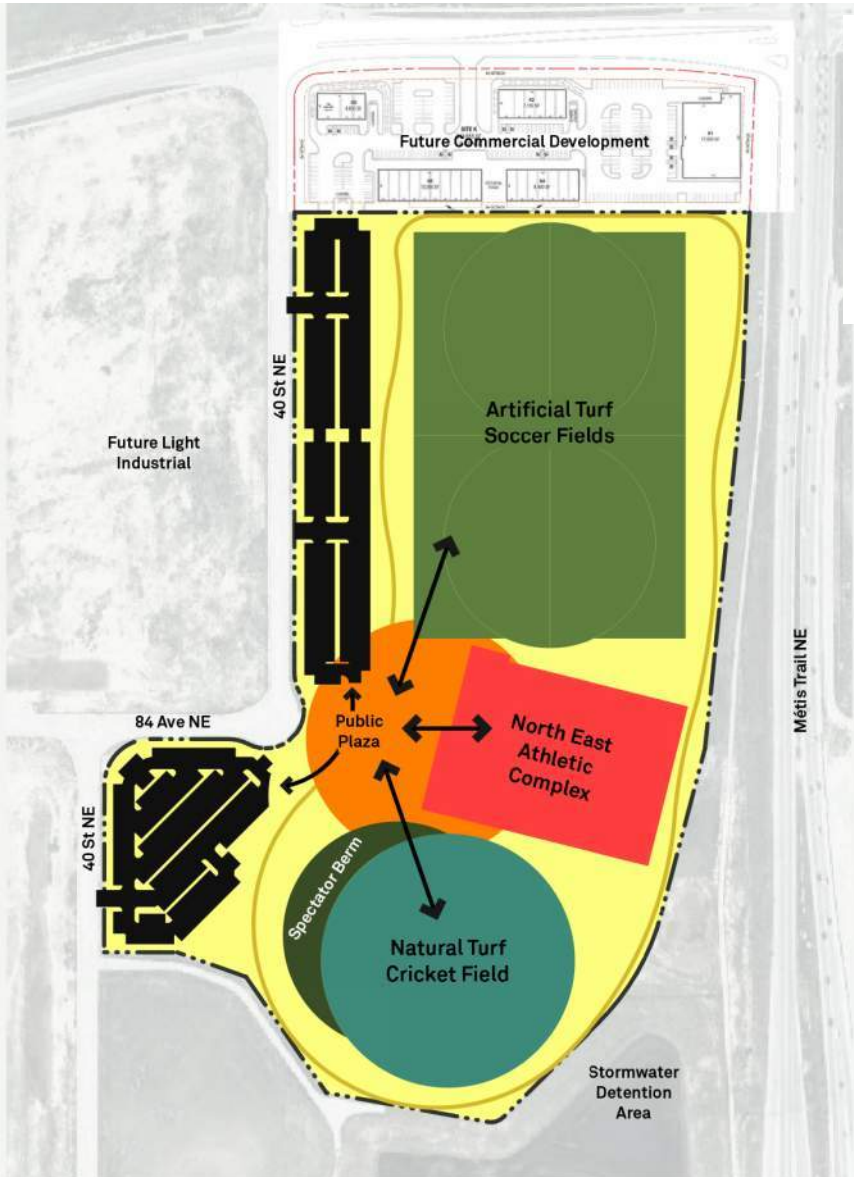
Site organization is intentionally simple and intuitive, enabling clear orientation for first-time and repeat visitors. A strong north-south axis aligns the rectangular fields, fieldhouse, and cricket oval to maintain visual clarity across the site. The main entrance is prominently framed by the public plaza and canopy, establishing a clear and welcoming point of arrival. Logical pedestrian connections link the building to outdoor fields, play areas, and parking areas with direct, legible routes. The multi-use loop serves as a continuous, easy-to-understand circulation system connecting all program components.

5. VIBRANCY

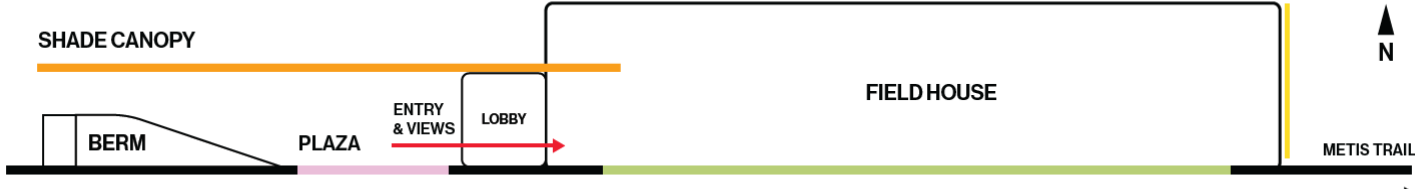
The design encourages activity throughout the day and across seasons. The public plaza serves as a flexible social hub supporting festivals, markets, tournaments, and casual gathering. The cricket berm allows spectators to view events in an informal and family-friendly setting. Transparent edges along the fieldhouse increase visual engagement between indoor and outdoor activities, reinforcing a lively and safe environment. Diverse program elements—from play spaces to fitness zones to multipurpose rooms—ensure users of all ages and abilities can participate, supporting a vibrant and inclusive recreational community.

6. RESILIENCE

The project incorporates long-term sustainability and climate resilience strategies. Stormwater management includes capacity for storage, low-impact development features, and opportunities for irrigation reuse. The fieldhouse structure and envelope are designed to meet enhanced performance requirements and accommodate future solar PV installation. The site layout supports active transportation through cycling and pedestrian connections. Flexible and unprogrammed spaces throughout the complex ensure that the facility can evolve with future recreational needs, population growth, and technological change.



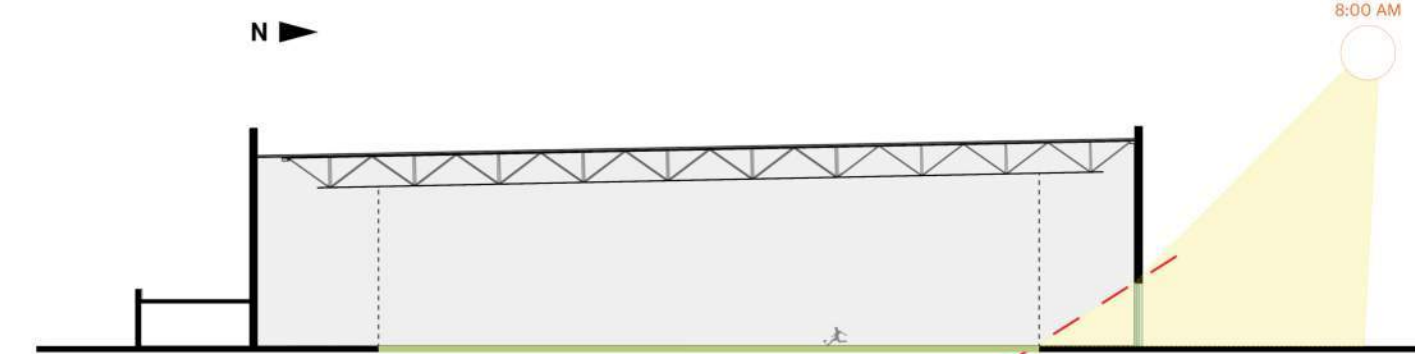
SITE DIAGRAM



EAST WEST SECTIONAL RELATIONSHIP



NORTH SOUTH SECTIONAL RELATIONSHIP



NORTH FIELDHOUSE GLAZING

GEC Architecture | Partnership

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineering

Mechanical Consultant
Remedy Engineering

Electrical Consultant
SMP Engineering

Civil Consultant
Grade Consulting

Landscape Consultant
Public City Architecture

Consultant Other

Client:

Seal & Permit

PRELIMINARY - NOT FOR CONSTRUCTION

1	DEVELOPMENT PERMIT	2025-11-25
NO.	ISSUED FOR	DATE

Drawing History

Scale	As indicated	Checked By
		GC

Project

NORTH EAST ATHLETIC COMPLEX

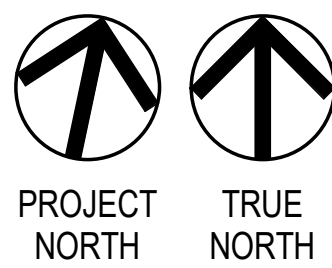
8616 40 ST NE, Calgary, AB

Drawing Title

SITE CONTEXT PLAN & DESIGN NARRATIVE

Project Number	Drawing Number
6143	DP-002

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Project Team:

Prime Consultant
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Structural Consultant
RJC Engineering

Mechanical Consultant
Remedy Engineering

Electrical Consultant
SMP Engineering

Civil Consultant
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Landscape Consultant
Public City Architecture

Consultant Other

Client:



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ADDRESSES

MUNICIPAL ADDRESS:
8616 40 ST NE

LEGAL ADDRESS:
PLAN 251 0929
LOT 2, 3MR
BLOCK 2

SITE PLAN - UTILITIES LINES

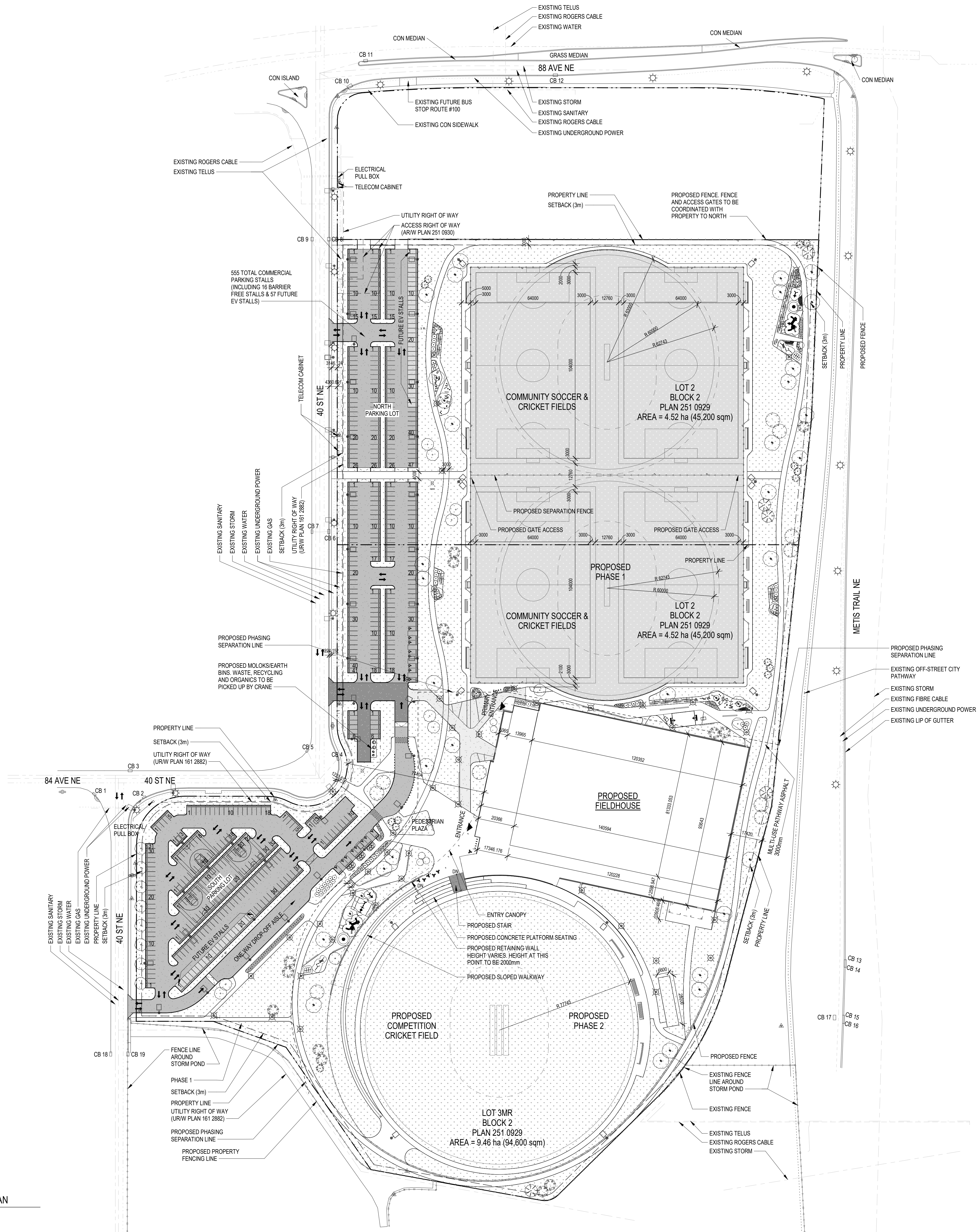
- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING UTILITY RIGHT OF WAY
- EXISTING FENCE AROUND EXISTING STORM POND
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING UNDERGROUND POWER
- EXISTING GAS
- EXISTING CABLE FIBRE
- EXISTING ROGERS CABLE
- EXISTING TELUS
- PROPOSED FENCE

SITE PLAN LEGEND

- LANDSCAPE AREAS
- HEAVY DUTY ASPHALT
- HEAVY DUTY DECORATIVE ASPHALT
- CONCRETE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN POSTS
- EXISTING CATCH BASINS
- PROPOSED LIGHT STANDARD
- PROPOSED LIGHT BOLLARDS

SITE PLAN NOTES

- REFER TO CIVIL LANDSCAPE, STRUCTURAL AND ELECTRICAL DRAWINGS FOR DISCIPLINE RELATED INFORMATION.



1	DEVELOPMENT PERMIT	2025-11-25
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NO.	ISSUED FOR	DATE
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Drawing History		
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Scale	As indicated	Checked By
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Project	GC
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NORTH EAST ATHLETIC COMPLEX

8616 40 ST NE, Calgary, AB

Drawing Title

OVERALL SITE PLAN

Project Number

6143

Drawing Number

DP-003

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ADDRESSES

MUNICIPAL ADDRESS:
8616 40 ST NE

LEGAL ADDRESS:
PLAN 251 0929
LOT: 2, 3MR
BLOCK: 2

SITE PLAN - UTILITIES LINES

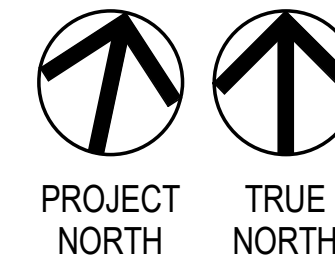
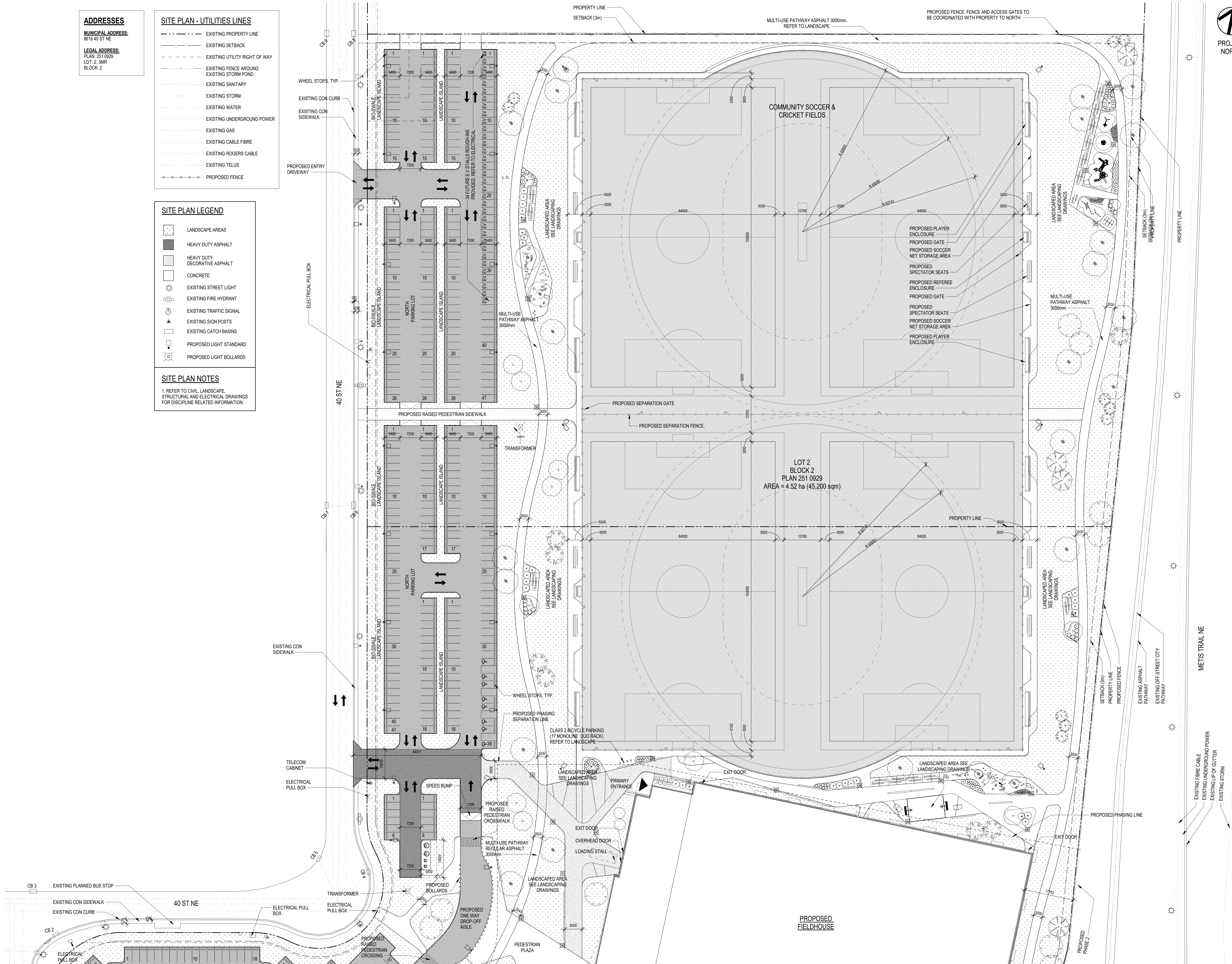
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- EXISTING SETBACK
- EXISTING UTILITY RIGHT OF WAY
- EXISTING FENCE AROUND EXISTING STORM POND
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING UNDERGROUND POWER
- EXISTING GAS
- EXISTING CABLE FIBRE
- EXISTING ROGERS CABLE
- EXISTING TELLS
- PROPOSED FENCE

SITE PLAN LEGEND

- LANDSCAPE AREAS
- HEAVY DUTY ASPHALT
- HEAVY DUTY DECORATIVE ASPHALT
- CONCRETE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN POSTS
- EXISTING CATCH BASINS
- PROPOSED LIGHT STANDARD
- PROPOSED LIGHT BOLLARDS

SITE PLAN NOTES

1. REFER TO CIVIL, LANDSCAPE, STRUCTURAL AND ELECTRICAL DRAWINGS FOR DISCIPLINE RELATED INFORMATION.



GEC

GEC Architecture | Partnership

Project Team:

Prime Consultant

GEC Architecture

Structural Consultant

RJC Engineering

Mechanical Consultant

Remedy Engineering

Electrical Consultant

SMP Engineering

Civil Consultant

Grade Consulting

Landscape Consultant

Public City Architecture

Consultant Other

Client:



Seal & Permit

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NO. ISSUED FOR DATE

Drawing History

Scale As indicated Checked By GC

Project

NORTH EAST ATHLETIC COMPLEX

8616 40 ST NE, Calgary, AB

Drawing Title

ENLARGED SITE PLAN

Project Number

6143

Drawing Number

DP-004

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1 DP - ENLARGED SITE PLAN - NORTH

Scale: 1:500

- SITE PLAN - UTILITIES LINES**
- EXISTING PROPERTY LINE
 - EXISTING SETBACK
 - EXISTING UTILITY RIGHT OF WAY
 - EXISTING FENCE AROUND EXISTING STORM POND
 - EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
 - EXISTING UNDERGROUND POWER
 - EXISTING GAS
 - EXISTING CABLE FIBRE
 - EXISTING ROGERS CABLE
 - EXISTING TELUS
 - PROPOSED FENCE

- SITE PLAN LEGEND**
- LANDSCAPE AREAS
 - HEAVY DUTY ASPHALT
 - HEAVY DUTY DECORATIVE ASPHALT
 - CONCRETE
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SIGN POSTS
 - EXISTING CATCH BASINS
 - PROPOSED LIGHT STANDARD
 - PROPOSED LIGHT BOLLARDS

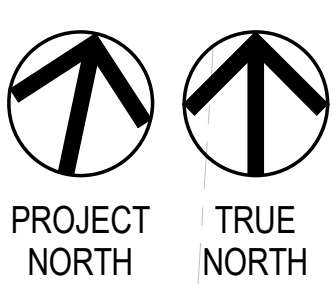
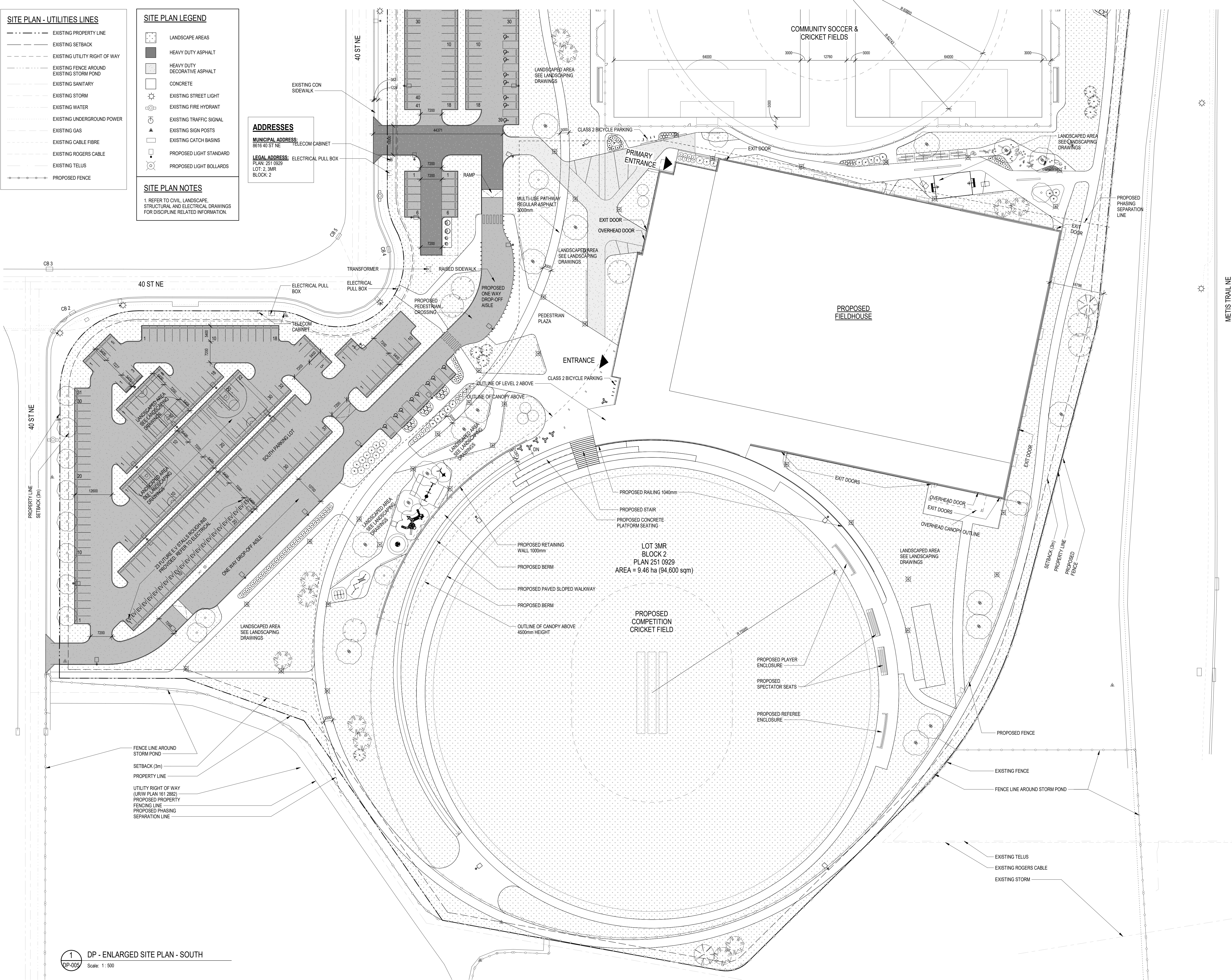
SITE PLAN NOTES

1 REFER TO CIVIL, LANDSCAPE, STRUCTURAL AND ELECTRICAL DRAWINGS FOR DISCIPLINE RELATED INFORMATION.

ADDRESSES

MUNICIPAL ADDRESS:
8616 40 ST NE

LEGAL ADDRESS:
ELECTRICAL PULL BOX
PLAN 251 0929
LOT 2, 3MR
BLOCK 2



GEC

GEC Architecture | Partnership

Project Team:

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Public City Architecture

Consultant Other



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Scale
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NORTH EAST ATHLETIC COMPLEX

8616 40 ST NE, Calgary, AB

Drawing Title

ENLARGED SITE PLAN

Project Number

6143

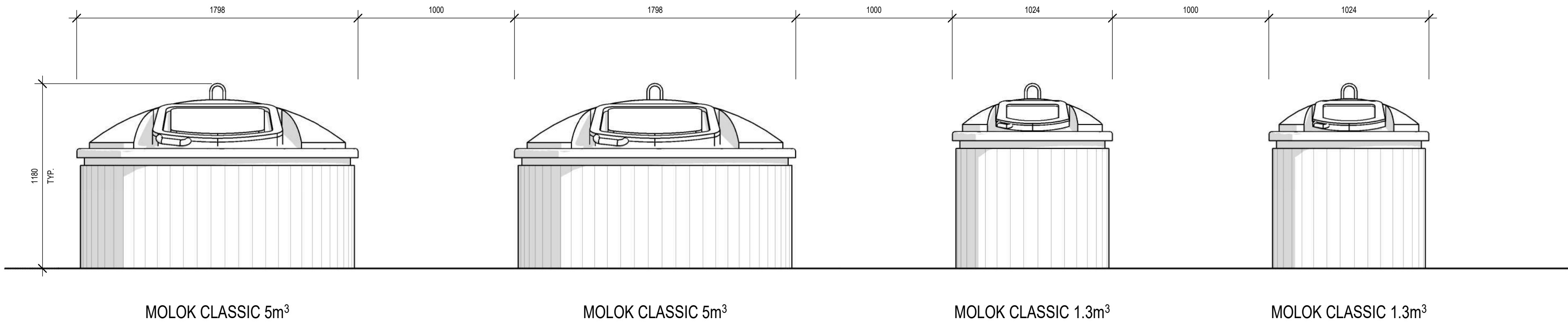
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DP-005

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1 DP - ENLARGED SITE PLAN - SOUTH

Scale: 1:500



1 DP - WASTE COLLECTION FACILITIES ELEVATION
Scale: 1 : 20

Project Team:
Prime Consultant
GEC Architecture
Structural Consultant
RJC Engineering
Mechanical Consultant
Remedy Engineering
Electrical Consultant
SMP Engineering
Civil Consultant
Grade Consulting
Landscape Consultant
Public City Architecture
Consultant Other



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Drawing History

Scale	1 : 20	Checked By
Project		GC

NORTH EAST ATHLETIC COMPLEX

8816 40 ST NE, Calgary, AB

Drawing Title

SITE DETAILS

Project Number	Drawing Number
6143	DP-007

GENERAL NOTES

1. REFER TO CIVIL, LANDSCAPE,
STRUCTURAL AND ELECTRICAL
DRAWINGS FOR DISCIPLINE
RELATED INFORMATION.

ADDRESSES

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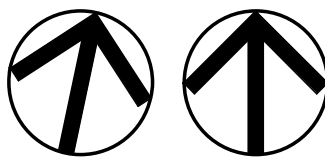
8616 40 ST NE

LEGAL ADDRESS:

PLAN: 251 0529

LOT: 2, 3MR

BLOCK: 2



PROJECT
NORTH

TRUE
NORTH

GEC

GEC Architecture | Partnership

Project Team:

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RJC Engineering

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Remedy Engineering

Electrical Consultant
SMP Engineering

Civil Consultant
Grade Consulting

Landscape Consultant
Public City Architecture

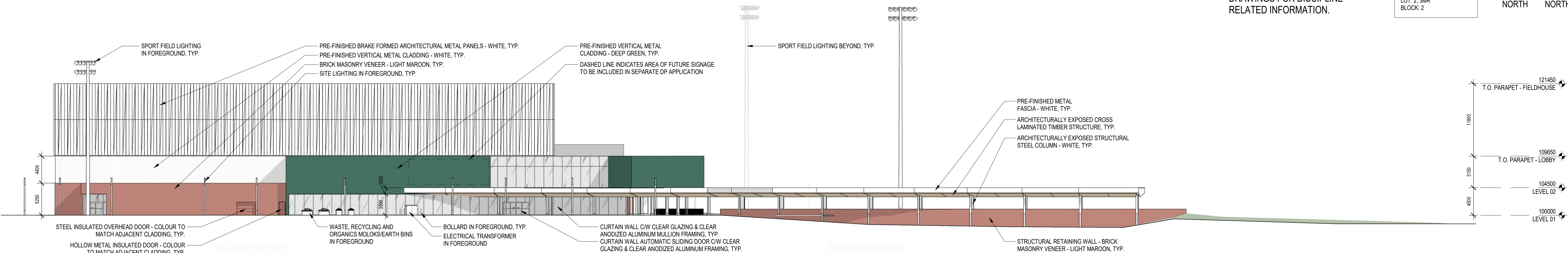
Consultant Other

Client:



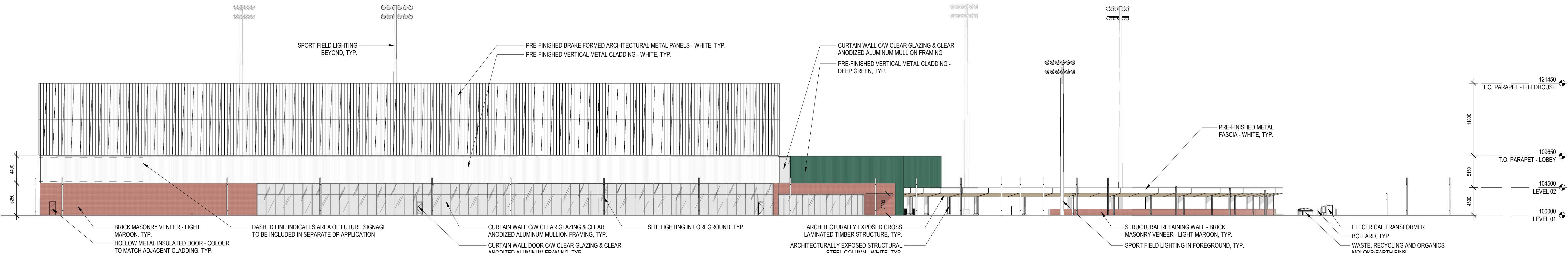
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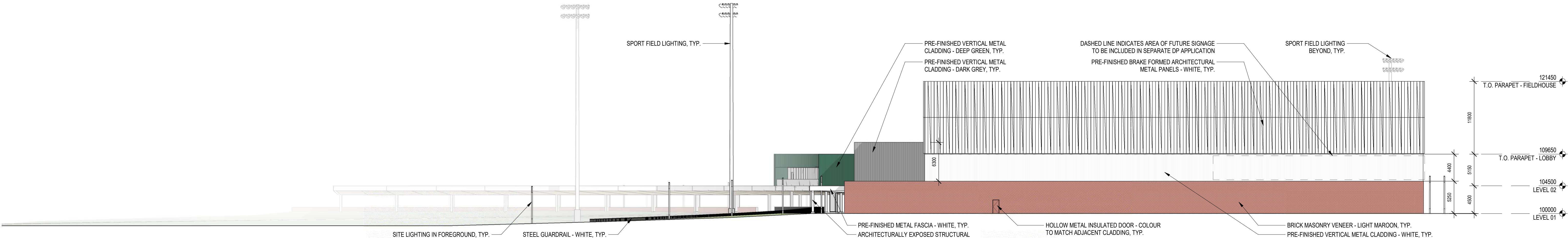
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Scale: 1:300



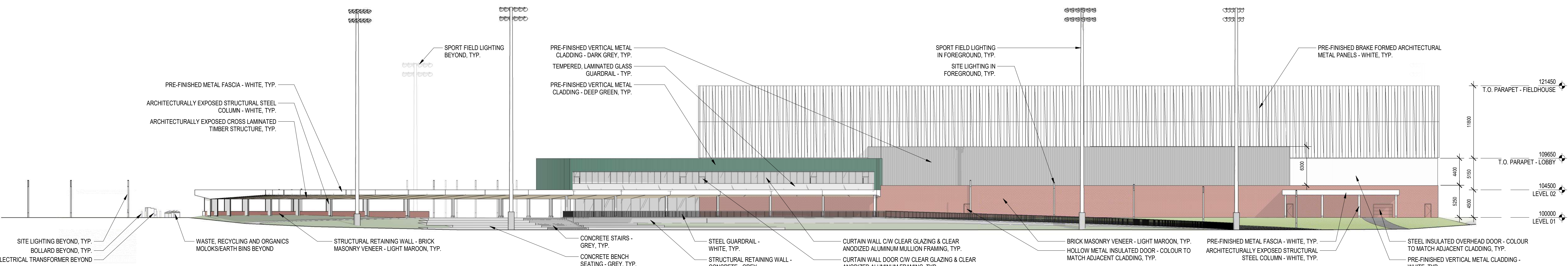
2 DP - COMPOSITE BUILDING ELEVATION - NORTH

Scale: 1:300



3 DP - COMPOSITE BUILDING ELEVATION - EAST

Scale: 1:300



4 DP - COMPOSITE BUILDING ELEVATION - SOUTH

Scale: 1:300

1	DEVELOPMENT PERMIT	2025-11-25
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NORTH EAST ATHLETIC COMPLEX

8616 40 ST NE, Calgary, AB

Drawing Title

BUILDING ELEVATIONS

Project Number

6143

Drawing Number

DP-011

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