

Applicant's Submission



August 1, 2019

Melcor is submitting a Land Use amendment and Outline Plan application for the development of a new neighbourhood named Sora located in the southeast sector of the City of Calgary. Sora is a 59.7 hectare neighbourhood that will provide a diverse range of housing types, innovative community design and unique natural amenities. Sora is about community building in an ecologically-significant environment.

The proposed land use redesignation includes R-G for low density residential uses, M-2 for multi-residential uses, and S-UN, S-SPR and S-CRI for environmental reserve, municipal reserve, and public utility lot respectively. A 7-acre C-C1 site, proposed in the northeast portion of the plan area within the Neighbourhood Activity Centre, will accommodate neighborhood commercial and retail uses. At the heart of the Sora neighbourhood is a 15-hectare wetland. The surrounding open space system will allow for both passive and active recreation opportunities, including a pathway system, playgrounds, seating and picnic areas and the opportunity for environmental learning and wildlife observation viewpoints. The open spaces within the plan area have been designed to connect with other neighbourhoods by way of regional pathways, the green corridor, and sidewalks that serve to promote walkability in the community.

The neighbourhood design of Sora provides a unique sense of place centred on the wetland and open space system. The neighbourhood parks and Neighbourhood Activity Centre provide unique gathering places with opportunities for active and passive recreation. A heavily landscaped signature feature located at the main entrance to the community from the main boulevard draws people into the area, giving way to the large wetland that anchors the centre of the community. Collector roads will also be heavily landscaped and have laned homes fronting the street to provide a consistent and attractive streetscape.

Sora's will feature comprehensive pedestrian facilities that are interconnected within the neighbourhood, and street networks that move vehicular traffic quickly and avoid congestion. The street network is grid-like with a collector spine road that provides direct links to neighbourhood nodes and adjacent neighbourhoods. The street network has been designed to be safe and convenient for every transportation mode.

The neighbourhood has been designed with context and diversity in mind. Sora will offer a wide variety of housing choices for people of different ages, incomes and lifestyles, creating a unique, transitional design throughout the community. The gateway to the community will be the Neighbourhood Activity Centre (NAC), a mixed-use activity centre characterized by retail and employment, with higher density housing along the adjacent corridor. Sora is projected to accommodate 952 units of which approximately 63% is single detached, with the remaining 37% comprised of semi-detached, towns and multi-residential. The use of the R-G and R-Gm district allows for a range of housing types throughout the community and even within the same block.

Overall, the Sora proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of South Shepard Area Structure Plan. At a projected density of 8.6 units per acre, the proposal exceeds the policy thresholds.