

Applicant Submission

October 21, 2019

Sage Hill Crossing

Introduction

This submission has been prepared on behalf of Genesis Land Development in support of their application for land use and outline plan. The subject site is a portion of SE-36-25-2 W5M which is in the community of Sage Hill. The parcel is approximately 21 hectares (52 acres) in size, is tear dropped in shape and is in proximity to a future Bus Rapid Transit station. The parcel is designated Commercial – Community 1 (C-C1), Commercial – Regional 3 (C-R3 f0.3, h18) and Direct Control (DC44D2008). The subject site is identified in the Municipal Development Plan to be part of a Community Activity Centre and falls under the Symons Valley Community Plan (ASP). The purpose of this land use and outline plan submission is to bring the land uses into conformity with the ASP and to set the framework for future subdivision and development of the site.

Proposed Development

This subject site encapsulates the Pedestrian Oriented Multi-Residential component of the Symons Valley Community Plan. It is anticipated that this area will accommodate approximately 846 residential units in the form of apartments, townhouses and single/semi-detached units as well as 45,000 ft² of community commercial. Environmental Reserve and Municipal Reserve will also be dedicated as part of the development for parks and open space. The transportation network that will be established will include streets, regional pathways and transit.

Proposed Land Use

To accommodate the future development, the subject site is proposed to be redesignated to the following land use districts:

- Low Density Residential – Low Density Mixed Housing (R-G and R-Gm)
- Multi-residential – At Grade Housing (M-G)
- Multi-residential – Medium Profile (M-2)
- Commercial – Community 1 (C-C1)
- Mixed Use – General (MU-1)
- Special Purpose – School, Park and Community Reserve (S-SPR)
- Special Purpose – Urban Nature (S-UN)

The submitted outline plan identifies the location for the proposed land use districts.

Summary

The vision for the Pedestrian Oriented Multi-Residential Area is a comprehensively designed neighbourhood that accommodates a mix of housing and commercial uses where the design of buildings, roadways and the public realm provides an overall neighbourhood character that is diverse, comfortable and connected. To achieve the envisioned outcome, it is requested that the proposed outline plan and amendments to the City of Calgary's Land Use Bylaw be supported for approval.