

From: [Shady Rizk](#)
To: [Public Submissions](#)
Subject: [EXT] 244D2019
Date: Saturday, December 07, 2019 11:30:57 PM

Dear sir / madam

I am responding to your letter regarding public hearing for sage hill bylaw 244D2019

My name is Shady Abd elmalek
Address 39 sage bank pl nw , Calgary Ab T3R 0J3
E-mail shadyraef@hotmail.com

I hope my e-mail serve its purpose. As I have tried to deliver my voice through e-mailing of mr Hugo .

I will try to keep it short and to the point.

Simply we are in need for a community centre to be built in our neighbourhood as originally planned please see attached previous plan as presented by the developer before.

Our community is growing so fast and we don't have any community centre to serve our area and community around. If u look at all communities around including Sage Hill , Sage hill meadows, Kincora, Sherwood, Nolan Hill, Evanston, Evanston park and future extensions on north side of 144 ave and older communities like hamptons and Makcewn.

Those new communities are supposed to host at least 100,000 people almost 10% of CALGARY population, yet we are not planning for a community centre to serve it . .? How is that possible. yet we are replacing the land that was supposed to be a community centre with more housing and even the commercial area c-c1 M2 is replaced with more housing. how is that logical or serve any benefit to our community ?

Please take into account the need of people and our kids living in those communities and the future shape of this area.

The closest community centre to serve all those communities is Vivo and I am sure u are aware of how busy and overcrowded it is. Booking for activities for our kids is almost impossible as it's always overbooked , take a look at the indoor pool and how crowded it is, look at the skating rink when it's open for public and see how overcrowded it is . Even future expansion for vivo will not be enough considering the expansion north of the stony trail between centre st and 14th st. Lots of people even book there kid's activities in Airdrie community centre instead.

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A- put more traffic on shaganapi , and Stony trail

B- means more maintenance to both roads as they will be worn out faster

C-An average of 25 km trip per day which means approximately 10 litres of gas used per week per family so will save each family at least 500 dollars per year

D- more pollution to our city

E- less traffic in our community due to less medium density housing

F-more jobs will be created locally taking pressure of transportation and traffic.

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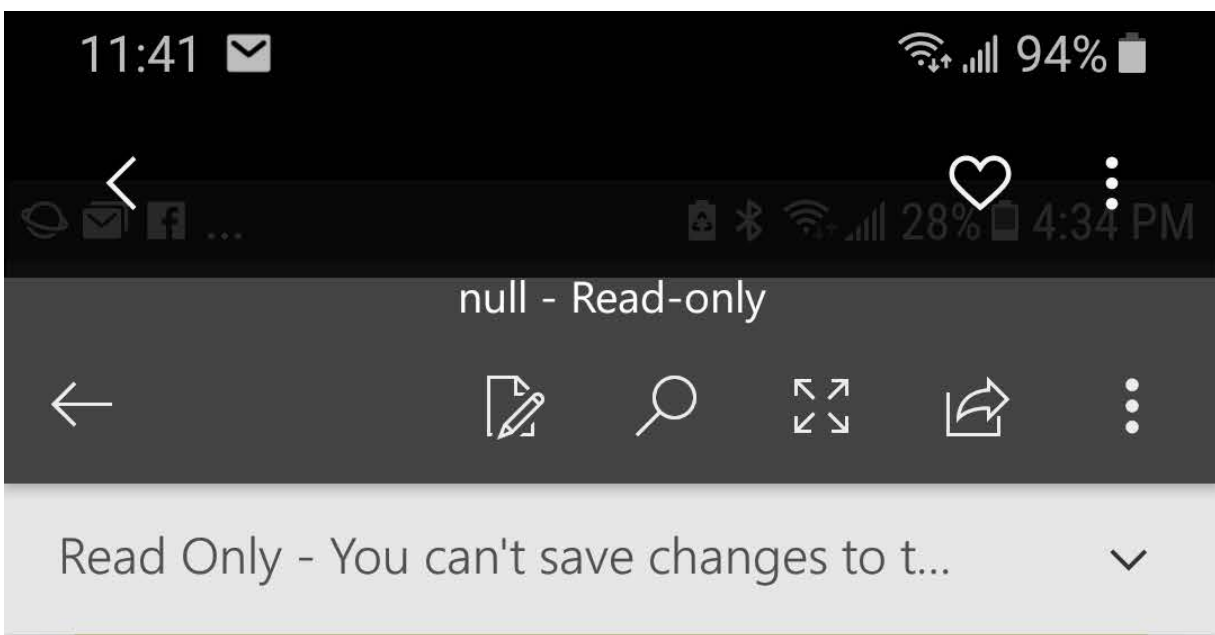
B- include a police station in the development

C- if funding is currently an issue for the development of the community land . At least we can leave the land empty till funding is available

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shady

From: [Shady Rizk](#)
To: [Public Submissions](#)
Subject: [EXT] Fwd: 244D2019
Date: Saturday, December 07, 2019 11:42:55 PM



Project Overview and Details

Sage Hill Crossing is designated as the **Core Regional Commercial Centre** in the Symons Valley area of Northwest Calgary. This site has the following attributes:

- Regional Shopping Centre with mix of retail, office, transportation and residential uses including 1.2M sq. ft. of approved commercial space, 1.0M sq. ft. of approved office space, regional transit hub, and 4,450 approved residential units
- Accessed from major thoroughfares and roads including the newly constructed Shaganappi Trail NW.
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Site Summary

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Big Box Anchor: 15.75 acres allowing for 185,238 sq. ft. of large format retail. Direct Control Zoning with maximum FAR 0.27.

Site 2

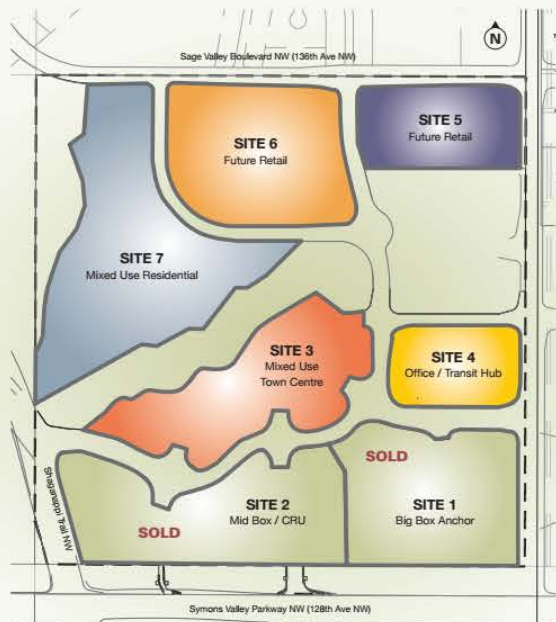
Mid Box / CRU: 18.61 acres allowing for 232,533 sq. ft. of retail space, C-R3 zoning with maximum FAR: 0.30

Site 3

Mixed Use Town Centre: 15.42 acres allowing for 420,000 sq. ft. of retail space, 650 residential units, 10,000 sq. ft. of office space and a 125 room hotel. Direct Control Zoning with maximum FAR: 3.0. Available for immediate development.

Site 4

Office / Transit Hub: 7.00 acres allowing 960,000 sq. ft. of office space, sixteen screen theatre, 40,000 sq. ft. of ancillary retail and a park-n-ride facility for approximately 600 vehicles. C-R3 zoning with maximum FAR: 6.5. Available for immediate development.



Site 5

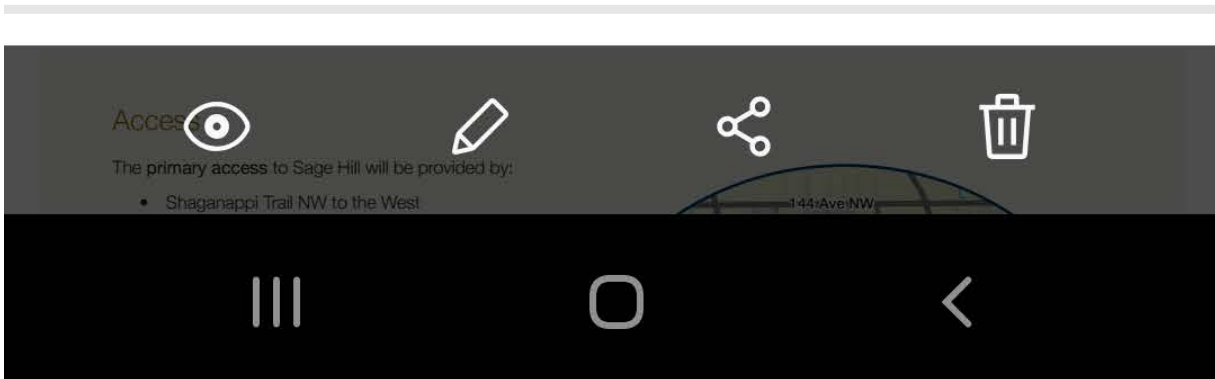
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From: [F. Chan](#)
To: [Public Submissions](#)
Subject: [EXT]
Date: Sunday, December 08, 2019 8:40:21 AM

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From: [F. Chan](#)
To: [Public Submissions](#)
Subject: [EXT] Land use
Date: Sunday, December 08, 2019 9:08:26 AM

(Forgot to add attachment in first email)

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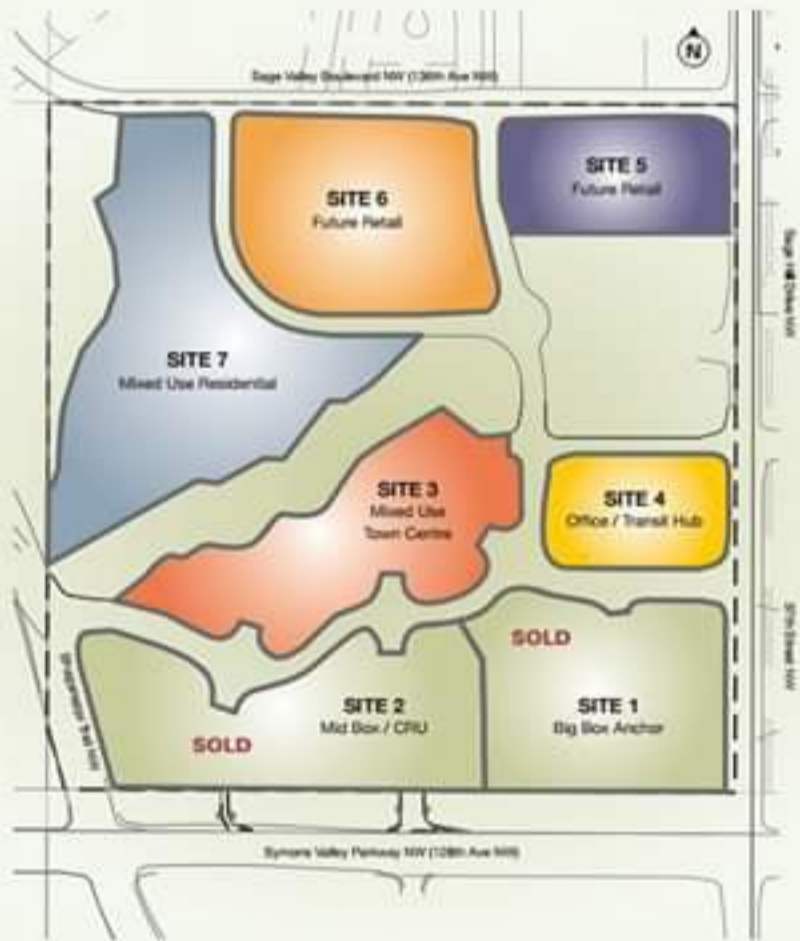
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Access



The primary access to Sage Hill will be provided by:

- Shaganappi Trail NW to the West



From: [Amir Wafik](#)
To: [Public Submissions](#)
Subject: [EXT] Land use of Sage Hill / public hearing bylaw 244D2019
Date: Sunday, December 08, 2019 9:20:40 AM
Attachments: [image.png](#)

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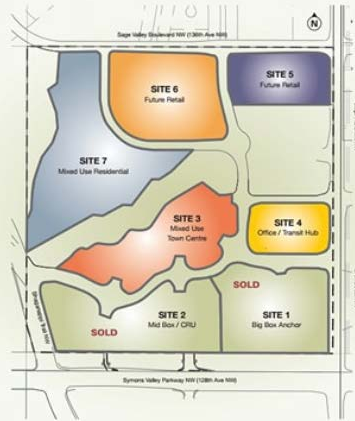
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Sent from my iPhone

From: [Nagoua Kallini](#)
To: [Public Submissions](#)
Subject: [EXT] Re: 244D2019
Date: Sunday, December 08, 2019 10:01:50 PM

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MY name is Nagoua Kallini
Address is 39 Sage Bank Pl NW calgary t3r0j3
Email is_nagouakallini@gmail.com

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