



**Mayor and city of Calgary councillors**

**July 2<sup>th</sup> 2019**

**Land use Re-designation of 155 Sage Hill Rise NW, 3650 Sage Hill Drive NW**

**Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling**

**Proposed land use designation- DC – direct control (based on C-C1 & M-1d80)**

**Revised Development permit drawings have been submitted.**

**(1)Site Context and Background**

The subject lands are located in northwest Calgary, within the developing community of Sage Hill.

The proposed Commercial development within 2.3 ha( 50% of the commercial development outside of the TOD area). West side of the land can be accessed through Sage hill drive ( 37 street NW). North, south & west sides surrounded by multi residential developments. East side faces the future Community activity center.

The majority of the built form is characterized by a mix of two to three storey developments containing a variety of residential buildings

**(2)Community engagement**

(A) We had a meeting with the Community Association on October 10<sup>th</sup> 2017 and discussed the land use application. Discussion based on the presented concept master plan and proposed building images to explain the building massing (renderings).Community association provided no objection letter for the project.

(B) We have further discussed with the Community Association about an additional presentation is required for the community. The Community Association confirmed that no further review is required until the comprehensive development permit is submitted.

(C) After CPC referred back to the work with administration to reduce commercial, auto – oriented design and add mixed –use building, we had the meeting with the community association about the revised concept plan. We further discussed the gas station and Mr. Lube locations on March 20<sup>th</sup> 2019. Community association appreciated the project progress and had no objection letter provided.

**Proposed Development provide the following values to the community**

- (1) Built the 37 street SW ( one half of the road. Balance half is under construction.)
- (2) Built Sage hill street NW ( which provides the connection to 138 ave NW)
- (3) Built Sage hill Rise NW
- (4) Provide connection to 3m wide regional pathway within the site to connect the north & south side ( based on outline plan approved in 2018)
- (5) Internal new multi-use pathways connecting regional path way, and 37 street NW (West side) and Symons Valley road ( East side)
- (6) The provision of more and better housing to accommodate additional households;

- (7) The possibility of increased property value, if new development is well designed and complements existing housing
- (8) The possibility that development brings in new infrastructure
- (9) Longer term improvements in affordability across the housing market
- (10) Additional investment in the local area arising
- (11) In the context of the built environment, understands social value as the benefits that built places provide to their local communities.
  - Jobs and economic growth
  - Health, wellbeing and the environment
  - Strength of community
- (12) Contemporary building style with high quality material will increase the property value of the surrounding area
- (13) New energy saving buildings will reduce the carbon footprint

## **Planning & Urban design**

### **(A) Key considerations**

- a) The integration of the proposed development with the surrounding area by walkways connecting to the north and south side of the developments
- b) Pedestrian facilities within the subject area;
- c) The integration of proposed commercial area with a residential area;
- d) Commercial and residential interface thoughtfully designed
- e) Pedestrian and bicycle connections within the development and to the surrounding areas
- f) Reduce surface parking and add parking inside the parkade.

### **(B) Pedestrian facility within the subject site**

- (i) Arranged sitting areas near the internal road walkways
- (ii) Multi-use green boulevard will improve pedestrian activity within the site (residential & commercial area)
- (iii) Building placement near the internal street creates a sense of enclosure, reduces the apparent width of the street to a more human scale and minimizes walking distance between the public sidewalk and buildings. The activities within the buildings provide reasons for people to be walking and visual interest for the pedestrian.
- (iv) Sidewalks, street trees, pedestrian-oriented lighting, transit shelters, on-street parking, reduce the surface parking & add more parking facility inside the parkade, textured paving at crossing locations, benches and other elements enhance the pedestrian experience. These elements serve to create a more attractive and safe environment for pedestrians which encourages walking and transit use.

(v)Landscape plantings and structures near the internal street also help to enclose the street and create a more pleasing pedestrian environment at the street edge. Where buildings are not located at the street edge, landscaping plays an important role in providing edges to the street.

(vi)Safe, visible and direct connections are provided from the public street to the building entrances.

(vii)Safety & security

How people use spaces and site features, nearby buildings and landscape design, can affect how people feel when using that space. Site and building design considered all of the above concerns, increase personal safety and security of property, and reduce fear of using spaces.

#### **(C)The integration of the proposed commercial area with the residential area**

( i ) One of the key consideration is and One of the most difficult challenges to planning more intense community development has been the protection of living conditions in adjacent neighborhoods, especially preserving the privacy, solar access, and character of adjacent residences. Maintaining livability in nearby residential areas is critically important because the success of mixed-use centers is economically and physically dependent on the support of the adjacent neighborhoods.

(ii)Public spaces will be provided throughout the new master plan to serve as both gathering spaces and centers of activity within commercial area.

(ii) Sustainable economic development includes business and employment, commercial and educational facilities located within new development. It will have direct benefit to the residential development with the area.

(iii) Improve accessibility to commercial services by providing sidewalks, bicycle trails to encourage walking and cycling, and these services are located within close proximity to residential area.

(iv)Provide a variety of retail and commercial formats and scale/size of developments, focus on medium to small scale with flexibility of uses and ownership structure. It will create more job opportunities within the surrounding community.

#### **(D) Pedestrian and bicycle connections within the area and to the surrounding area**

(i) Regional pathway at the south side of the property line will continue through the site up to the north side of the property line. This will increase pedestrian and bicycle activities within the site

(ii) Street with Green Boulevard, and wide sidewalks run in the east & west direction of the site. It will connect the main bicycle & pedestrian activity with the site

(iii)Bicycle & Pedestrian pathway (3m wide) connects from 37 street NE ( Sagehill Drive) to Symons Valley Road NW

#### **Design consideration of master plan**

##### **Key features of the development such as**

- Walkable

- Good access to public transit
- A good mix of uses (residential -Townhouses, multifamily residential, commercial)
- Strong Pathways and new pedestrian connections
- Proposed development meet the vision and requirements of Symons Valley Community Plan and meet the requirements of the City of Calgary's Land Use Bylaw, in particular parking and landscaping requirements
- Improve the interface conditions between land uses
- The new buildings plans in the proposed development will minimize the impact of building heights, and are compatible with the surrounding building heights or stepped back from adjacent buildings
- Site layout plan incorporate Universal Design principles and incorporate Crime Prevention through Environmental Design

**Symonsvalley Community Plan support the rezoning the land for commercial under-6.5 subsection 6.5.1 & 6.5.2**

**Symonsvalley Community Plan section 6.5 Commercial Development**

**6.5.1 Purpose**

The purpose of these policies is to provide for a variety of commercial centres within Symons Valley in order to meet the needs of the market place and to supply goods and services to residents. The policies establish criteria and a review process for evaluating proposed sector and regional centres. Local centres (centres located on sites of 2.4 hectares in size or less) will be evaluated directly through the Outline Plan/Land Use approval process.

**Key considerations of the project after CPC meeting in February 2019**

- (1) Reduced the commercial.
- (2) Removed drive through facility.
- (3) Removed Carwash.
- (4) Added a mixed use building

**The revised DP drawings comply with all of the above CPC requests**

The approved subdivision plan includes 3 lots. Zonings are M2-d90,R2M, M1d53. The subdivision can accommodate a total of 301 units.

Proposed new zoning will accommodate 301units and commercial within the subdivision (3 lots).

Total jobs created within the commercial development is more than 150(based on the MDP).

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