

Applicant Submission



July 4, 2023 (updated)

RE: Land Use Redesignation Application for 230 Sage Hill Boulevard NW

The enclosed application is for a land use redesignation for a parcel located at 230 Sage Hill Boulevard NW. Certus Developments has built a reputation of delivering best in class projects across the city and the redesignation requested in this application will help to facilitate the delivery of another such project in a key growth area in our City. Once approved, it is our intent to immediately follow the land use amendment application with a development permit for ~60,000 square feet of mixed use commercial and over 280 residential units including below market rental housing (as defined by CMHC).

Land Use Redesignation

The current land use for the site is a Direct Control (DC120D2019) based on the C-C1 district. The DC district currently limits the maximum building height to 12.0m, and the maximum FAR is set to the C-C1 base district limit of 1.0. Through this application, we would like to update the existing DC district as follows:

1. Split the property into distinct north and south sites with specific guidelines for each site;
2. Ensure guidelines are included to maintain pedestrian connectivity through both sites;
3. Increase the maximum permitted building height to 23.0m on the north site, and;
4. Increase the maximum allowable FAR to 1.8 on the north site.

Our plan is to develop the site with a mix of commercial uses on the south portion, along with a 6 storey residential building on the north portion. The requested modifications to the existing DC district will allow for the delivery of the 6 storey residential building, which is planned to contain ~280 residential units including below market rental units as defined by CMHC.

We believe that these minor amendments to the DC are supported by the following factors:

- This application for increased height and FAR directly supports the development outcomes outlined in the Symons Valley Community Plan. It will allow for additional residential density on a mixed use site, in close proximity to a future community hub and BRT node.
- The City's "Transit Oriented Development Policy Guidelines" specifically identifies optimizing density around transit stations as a key objective, and this application will help to deliver on that goal.
- The site immediately to the west falls under the same broad DC land use, however that site has a base district of M-2 with a maximum building height of 18.0m and a maximum FAR of 3.0.

These amendments to the existing DC will ensure we are able to deliver much needed housing, at a more affordable rate, in proximity to transit and commercial amenities. A stock land use district was not requested through this application as a DC district is already in place and it applies to both the site in question and the adjacent site.

Please do not hesitate to contact me if you have any questions about the enclosed application.

Yours truly,

A handwritten signature in blue ink, appearing to read "Joel Tiedemann".

Joel Tiedemann
Director of Development
CERTUS DEVELOPMENTS INC.

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