

Applicant Submission

Received 2023 March 8

Proposed Land Use Amendment
Multi -Residential Development
200, Sage Hill Rise N.W
Calgary, Alberta
Land Use Amendment

We, Manu Chugh Architect Ltd, respectfully submit our Land Use Amendment application to **redesignate the property as described below from its current designation (M- 1d53) Multi-Residential-Low profile District to M-2** to allow the currently undeveloped land to be developed to its potential within the M-2 Land Use District

Legal Description

Lot 2
Block 7
Plan 2111229

Municipal Address

200 Sage Hill Rise NW
Calgary, Alberta

The site is approximately 2,487 Hectares (6.15 Acs) and is generally flat in topography. The subject property is located in close proximity to Symon Valley Road NW and Sage Hill Drive NW.

The proposal calls for the land to be developed with a mix of townhouses, rowhouses and apartments.

While researching for various options to develop the property to its full potential and based on market demand and surrounding land uses the most preferred option was to develop the property within its current Land Use District and change the density modifier.

Our preliminary feasibility and market study indicates that there is a strong intent and need and the subject property has both the potential and demand to support our proposed (M-2) Land Use Amendment.

Based on the above and in conclusion, we respectfully request planning and development, Calgary planning commission and city council's support and approval for the proposed Land Use Amendment.