

Applicant Submission

April 1, 2022

The subject site is 30 Sage Hill Row NW. This property located in the community of Sage Hill and at the intersection of Sage Valley Boulevard NW and Sage Hill Drive NW. North of the site is existing low-density residential while a mixed-use development is being completed to the south of up to 6 storeys in height. The construction of a Bus Rapid Transit station and a library are planned within walking distance of the subject site. To the east and west are lands that are vacant and ready for development.

The local area plan that provides relevant direction on the development of the subject site is the Symons Valley Community Plan (ASP). The site is located within the Pedestrian Oriented Multi-Residential Area of the Transit Oriented Planning Area of the ASP which is intended for a mix of retail, commercial, office and residential uses of up to 10 storeys. The average residential intensity for the Mixed Use Area is expected to be 150 people/jobs per hectare.

The subject site is approximate 1.30 hectares (3.22 acres) in size and is zoned Multi-Residential – Medium Profile (M-2) under the City of Calgary Land Use Bylaw. The M-2 zoning allows for multi-residential development of medium height and density. The maximum height permitted under this zoning is 16.0 metres which could accommodate 4 – 5 storey buildings.

The builder is intending to construct a residential development on the subject site of up to six storeys in height for purpose-built rental. The development is expected to include approximately 290 units. Given that the M-2 district only allows for up to a 5-storey building to be constructed, a redesignation to Multi-Residential – High Density Low Rise (M-H1), which allows for a maximum height of 26.0 metres or 6 – 7 storeys, is required to accommodate the development. In this regard, a land use application has been submitted to garner approval for redesignating the site to M-H1.

The proposed development will be a welcome addition to north Calgary as it will benefit future and surrounding area residents by:

- Diversifying the housing mix in the community;
- Generating demand for existing and future local commercial development in the area; and
- Supporting Bus Rapid Transit and neighbourhood institutions.

These benefits can be realized through the adoption of the proposed land use applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested.