

Sage Hill | Spray Group

City of Calgary: June 7, 2022 Public Hearing

CITY OF CALGARY
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**PLANNING
GROUP**

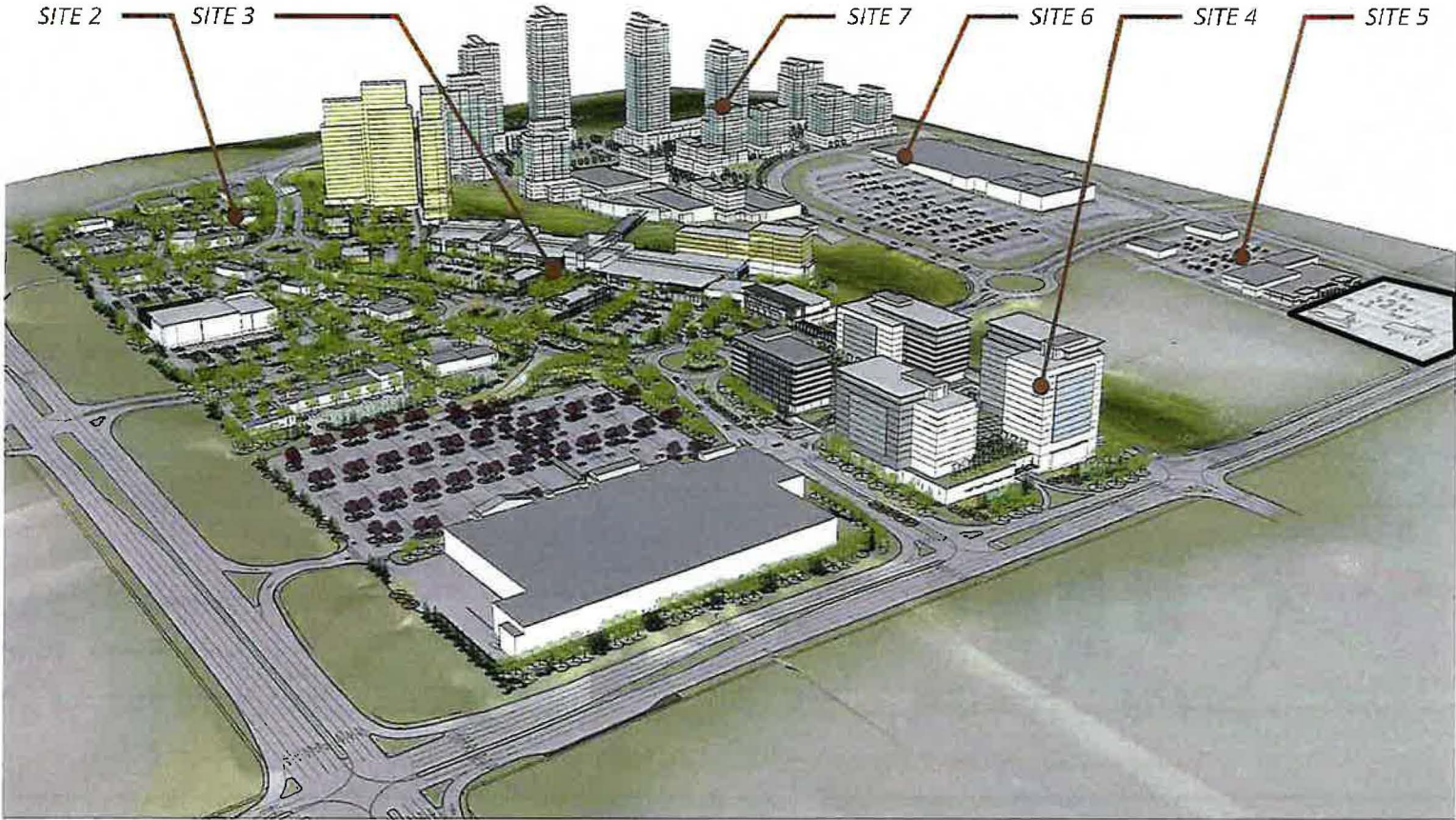


Location



Original Concept

CALGARY, ALBERTA



Sage Hill Crossing

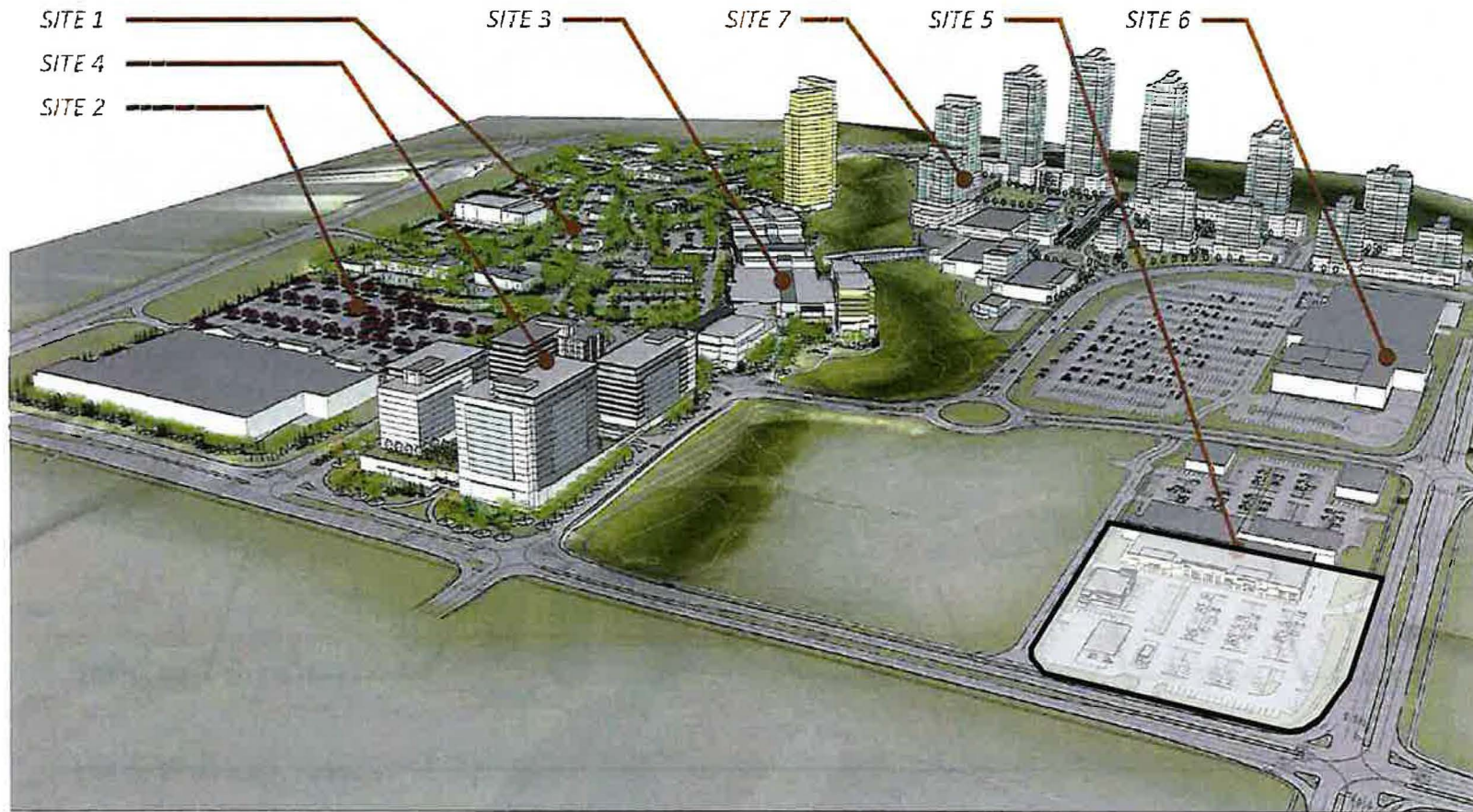
OVERALL SITE



Gibbs Gage

Original Concept

CALGARY, ALBERTA



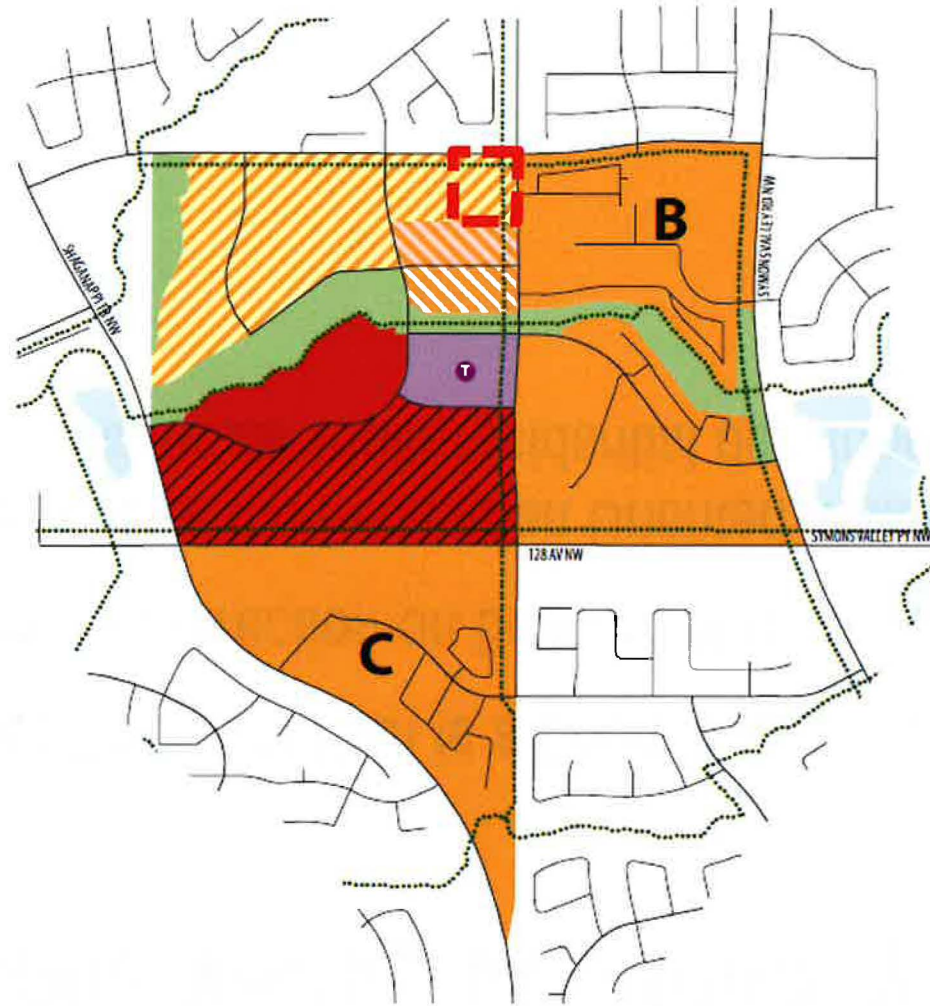
Sage Hill Crossing

OVERALL SITE



Gibbs | Gage

Symons Valley Community Plan (2017)



Symons Valley Community Plan

Map 3A

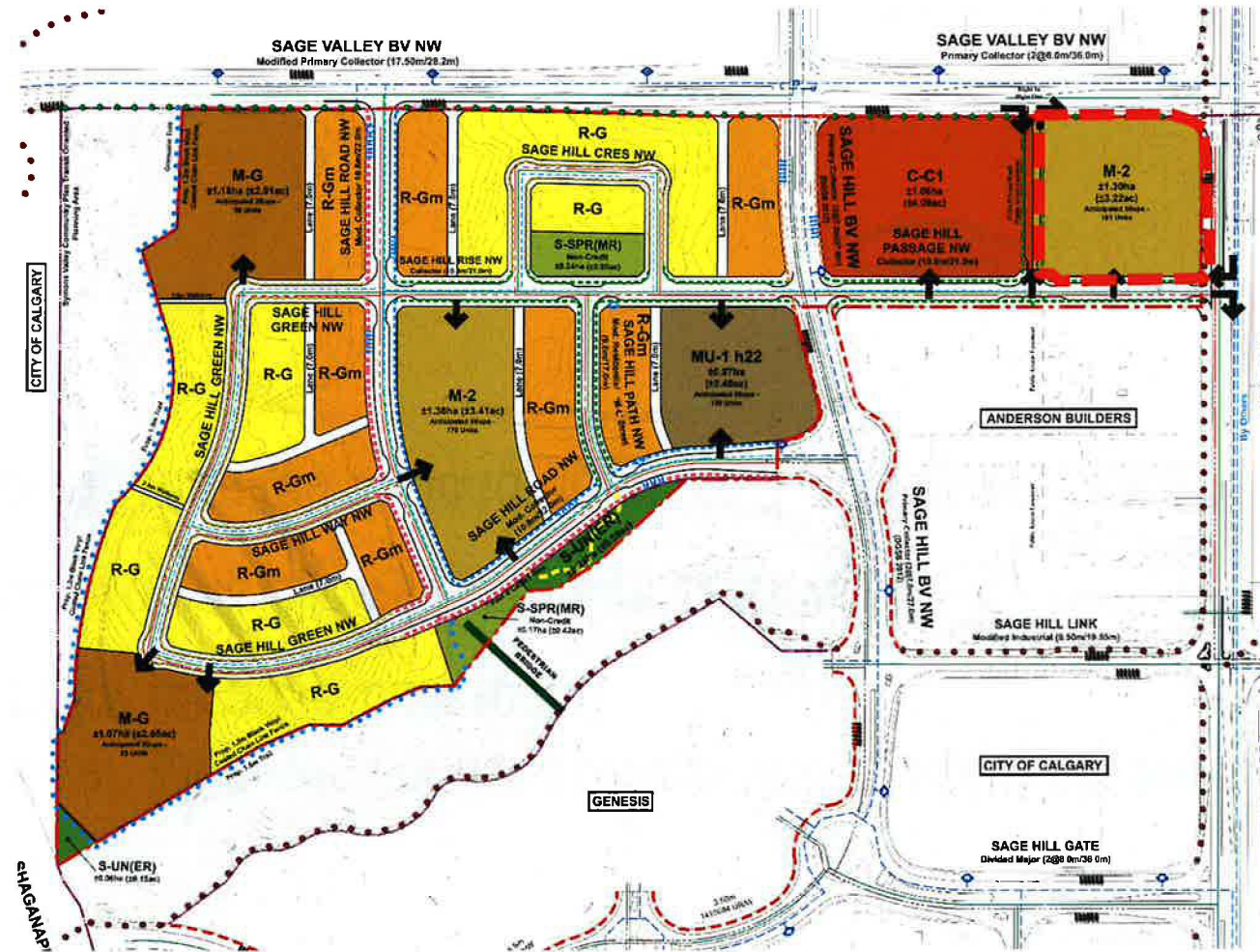
Transit Oriented
Planning Area

-  Regional Commercial Area
-  Town Centre Area
-  Mixed Use Area
-  Civic and Mixed Use Area
-  Pedestrian Oriented
Multi-Residential Area
-  Higher Density
Residential Area
-  Conservation Area
-  Regional Pathway
-  Transit Hub (BRT)

Symons Valley Community Plan (2017)

- Area Structure Plan is a Council approved document
- Provides direction on buildout of community
- Purpose of the Pedestrian Oriented Multi-Residential Area is to accommodate multi-residential development

Approved Outline Plan (2019)

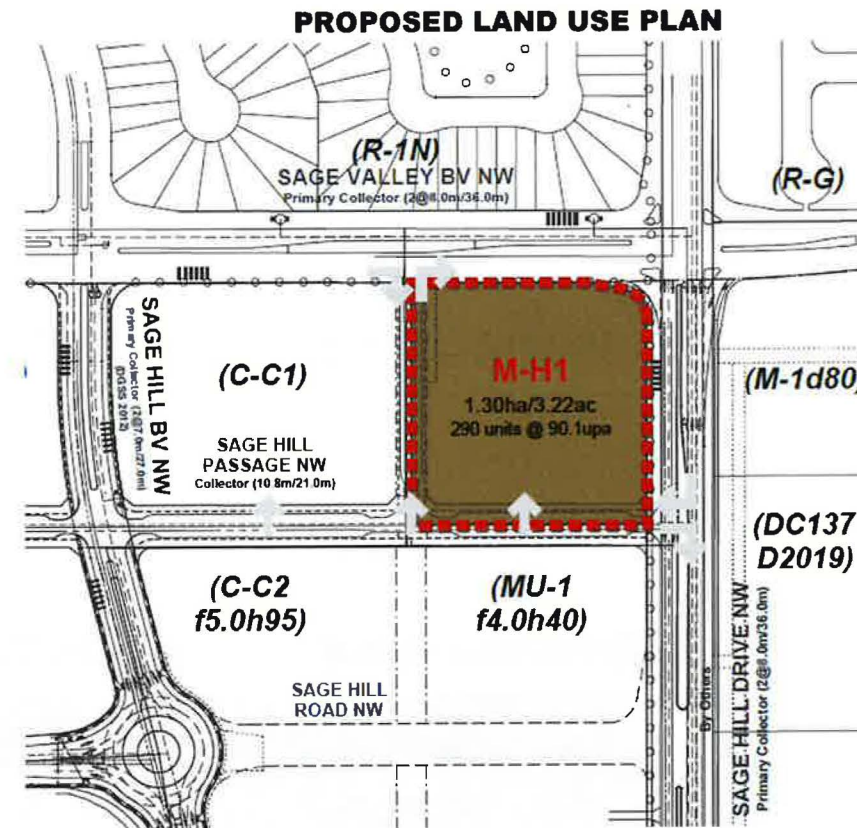
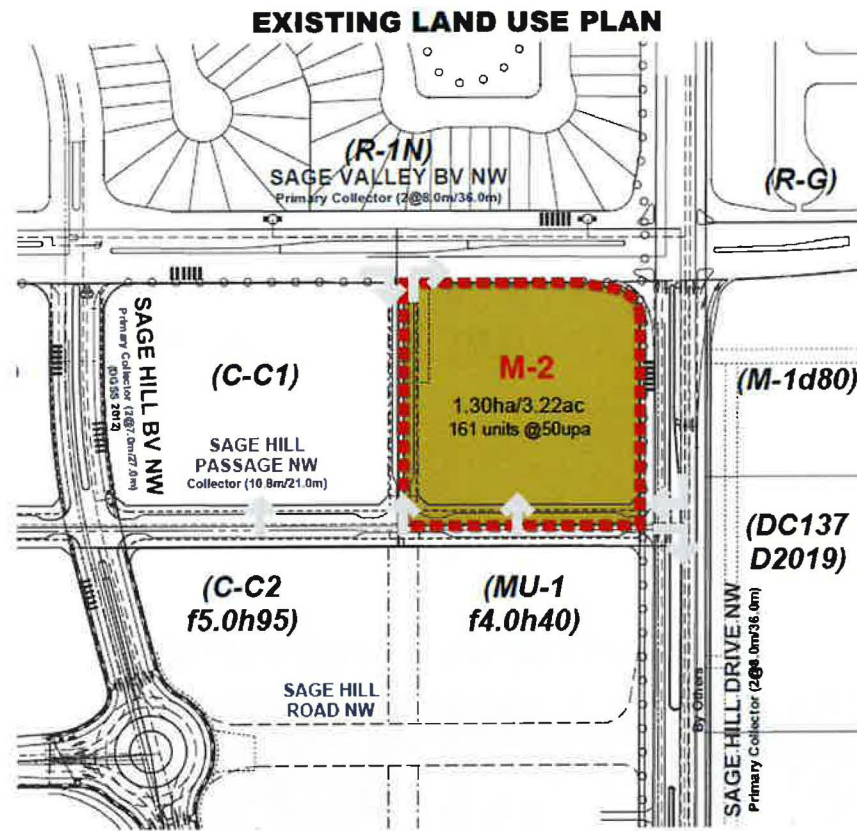


Provides direction on land use and subdivision

Summary

- Proposal: Multi-residential development of up to **six storeys** in height for purpose-built rental
- Current zoning allows up to **five storeys**
- Rezoning required to accommodate **1 additional storey**

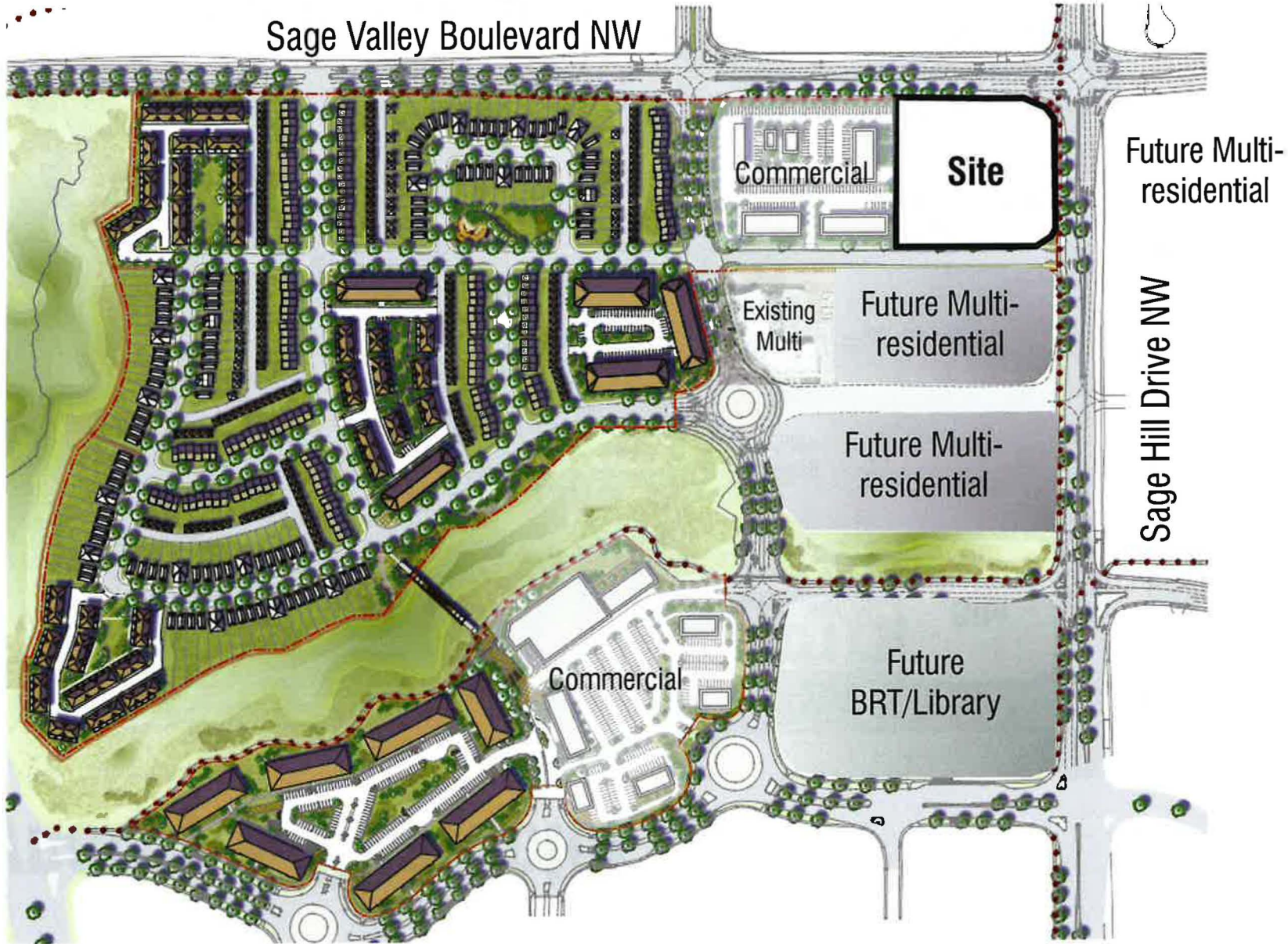
Proposed Land Use Amendment



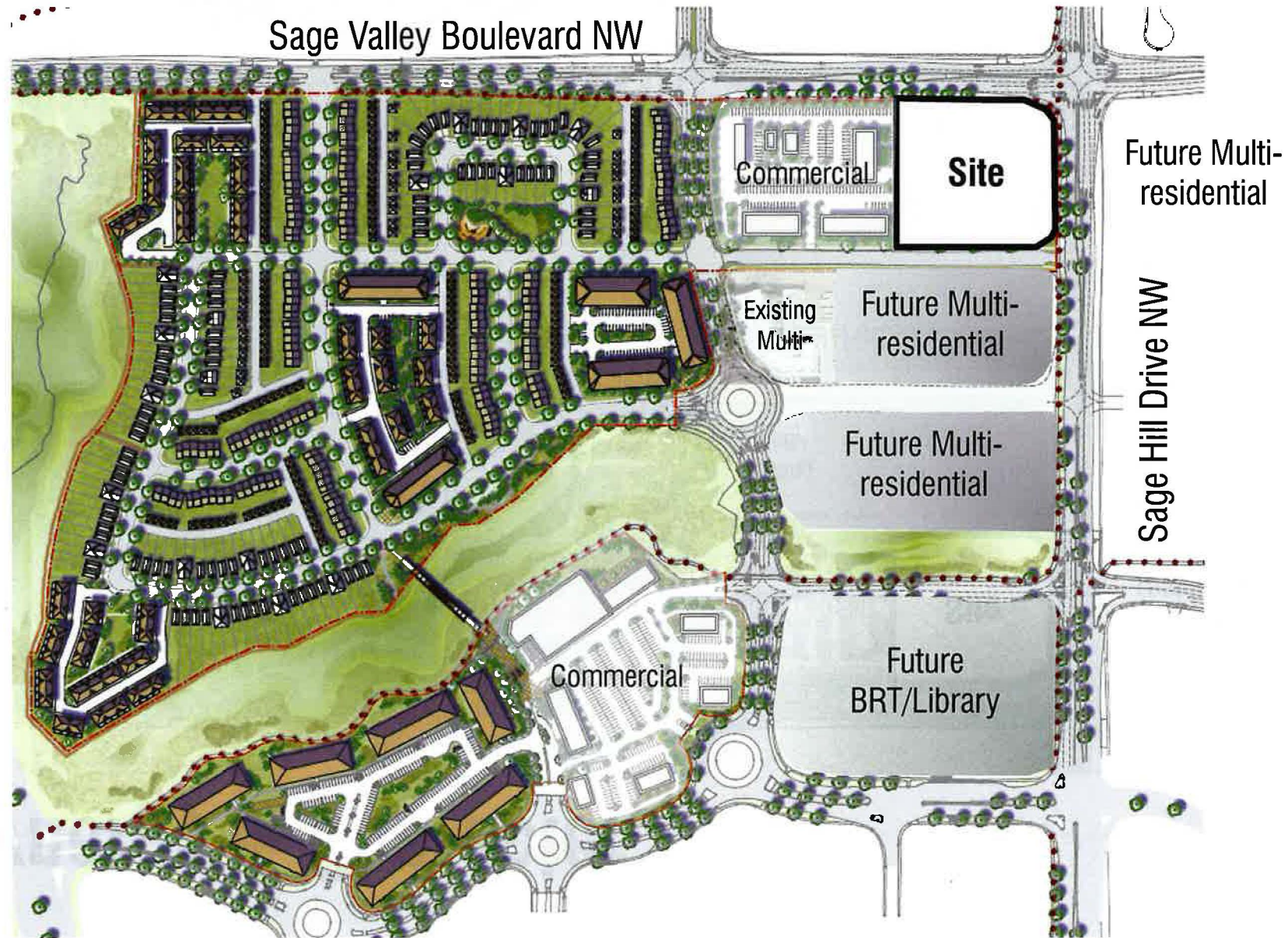
Comparison

	Existing: M-2	Proposed M-H1	Proposed Development Permit
Allowed Uses	Multi-residential	Multi-residential	Multi-residential
Floor Area Ratio	3.0	4.0	2.0
Height	16 m 4 - 5 storeys	26 metres 6 – 7 storeys	20 – 22 metres 6 Storeys

Synergy & Character

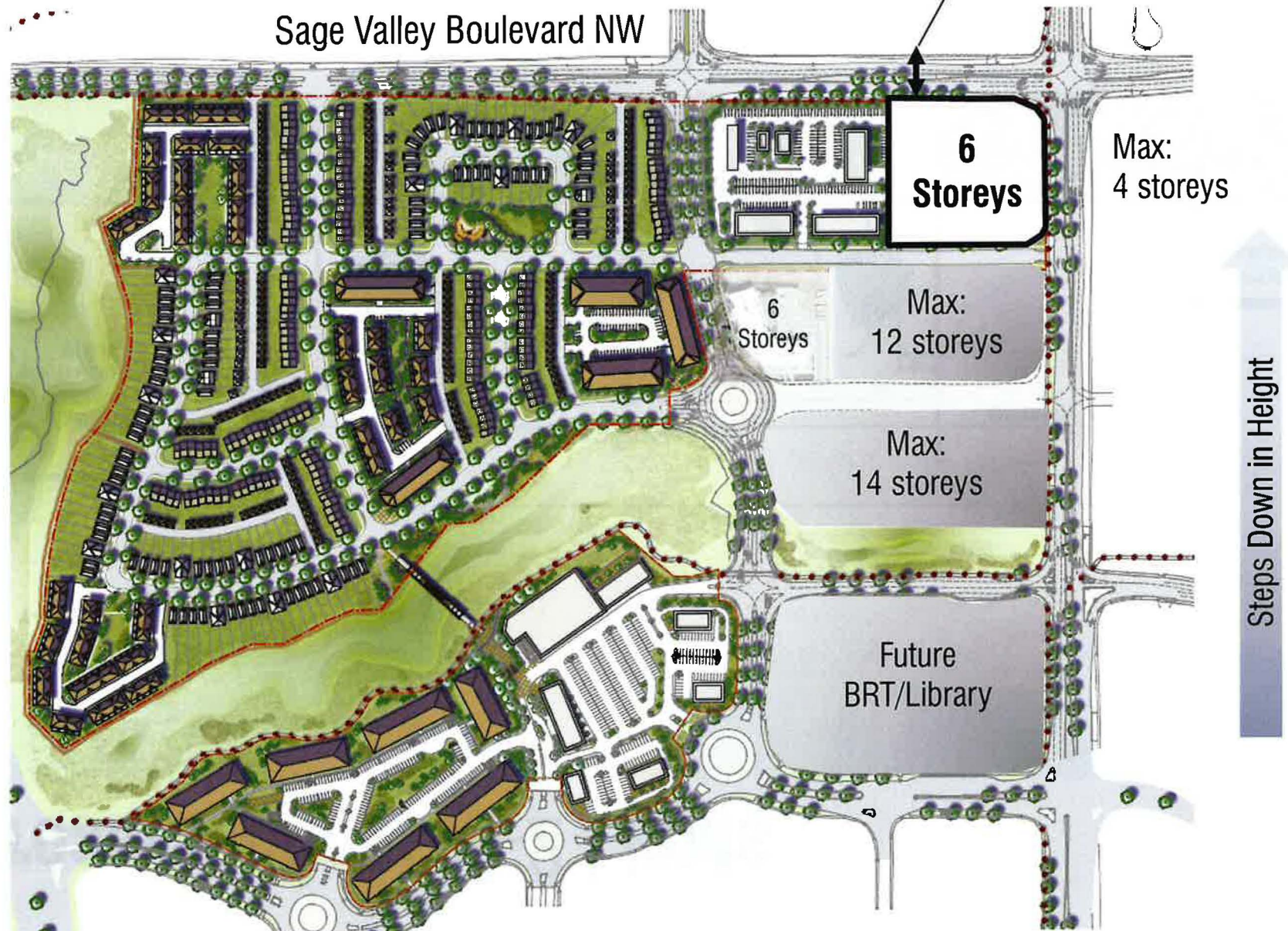


Synergy & Character



Anticipated Heights

36 m (118 ft) Separation



Sage Valley Boulevard NW

6 Storeys

Max: 4 storeys

6 Storeys

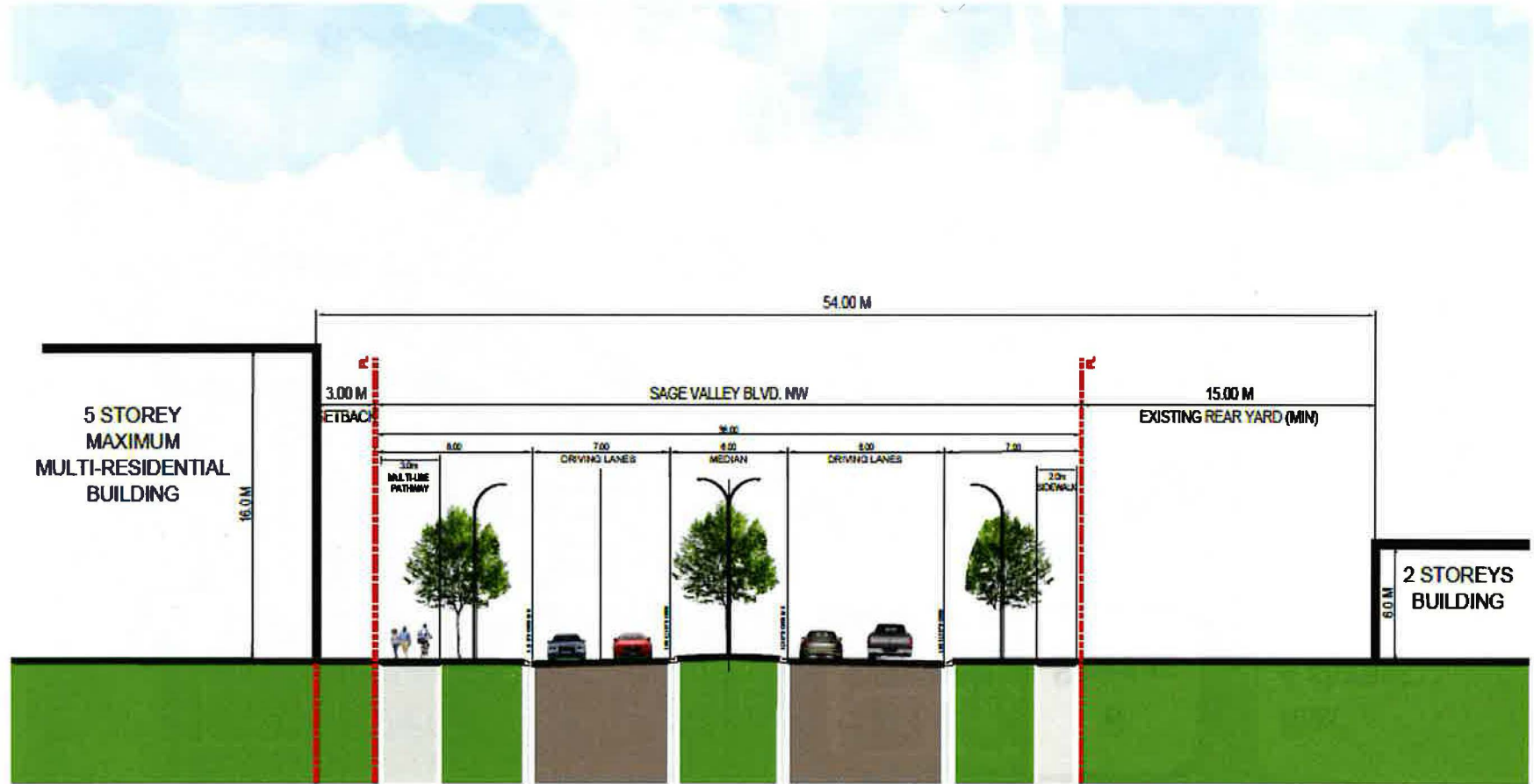
Max: 12 storeys

Max: 14 storeys

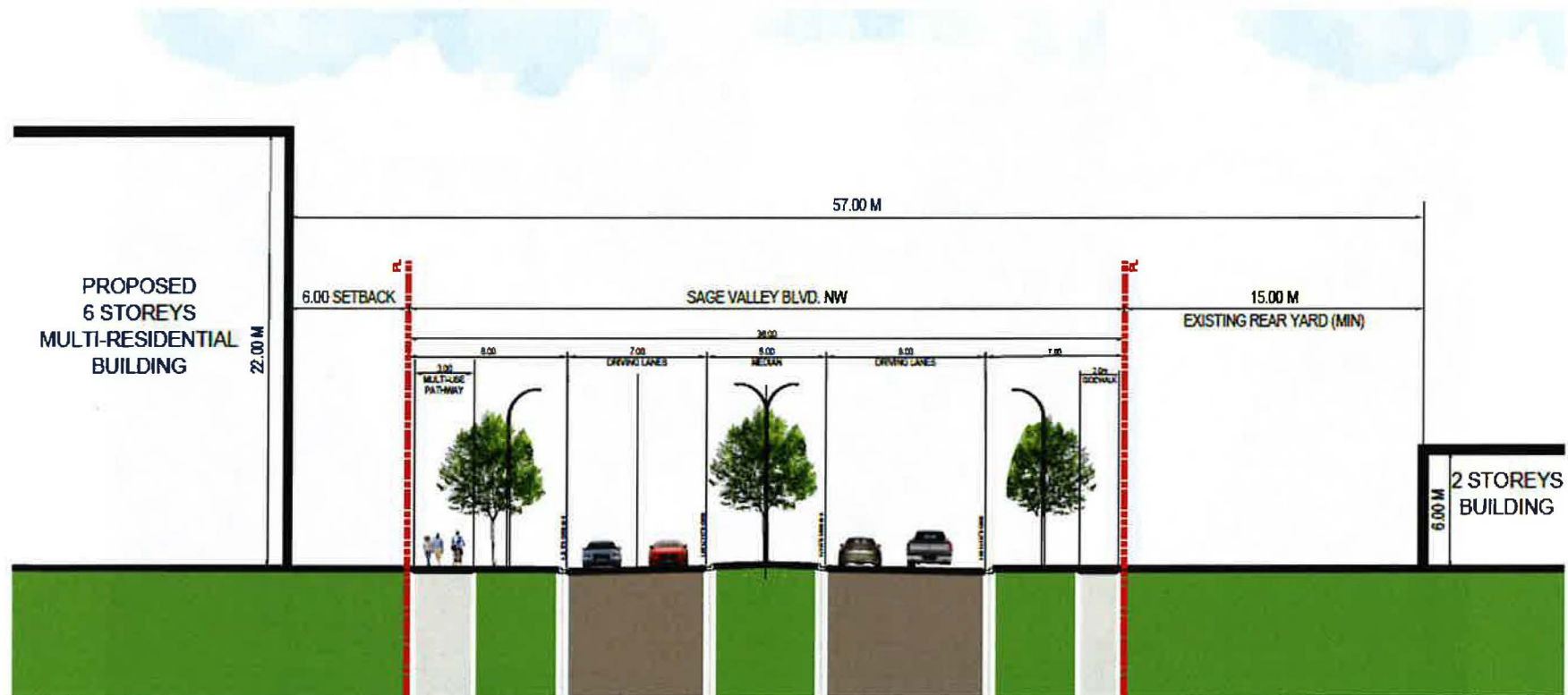
Future BRT/Library

Steps Down in Height

Cross-section: M-2 Limits



Cross-section: Proposed Development



Rendering

Birdseye View Looking North

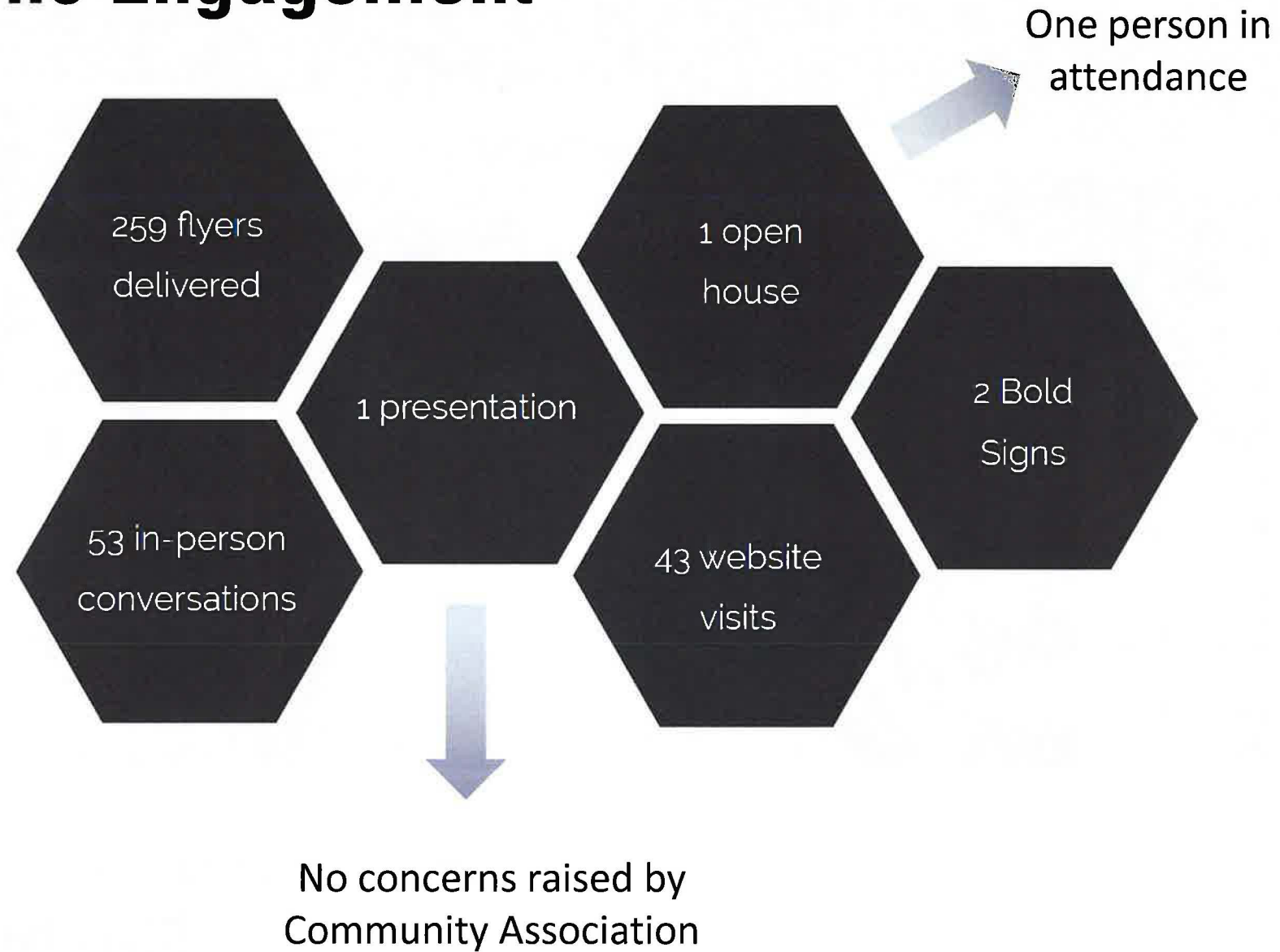


Rendering

View from Sage Valley Boulevard NW



Public Engagement



Benefits

- Is in **character** with the surrounding area
- **Limits impact** on surrounding residents
- **Diversifies** the housing mix in the community
- Generates **demand** for existing and future local commercial development
- **Supports** future Bus Rapid Transit, the future library and neighbourhood institutions including schools.

Questions

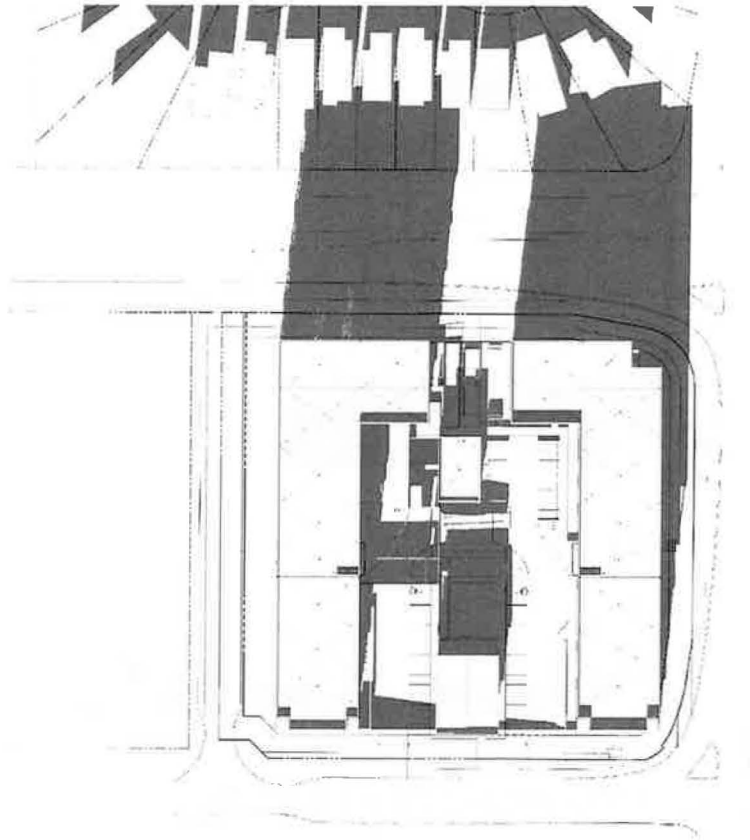


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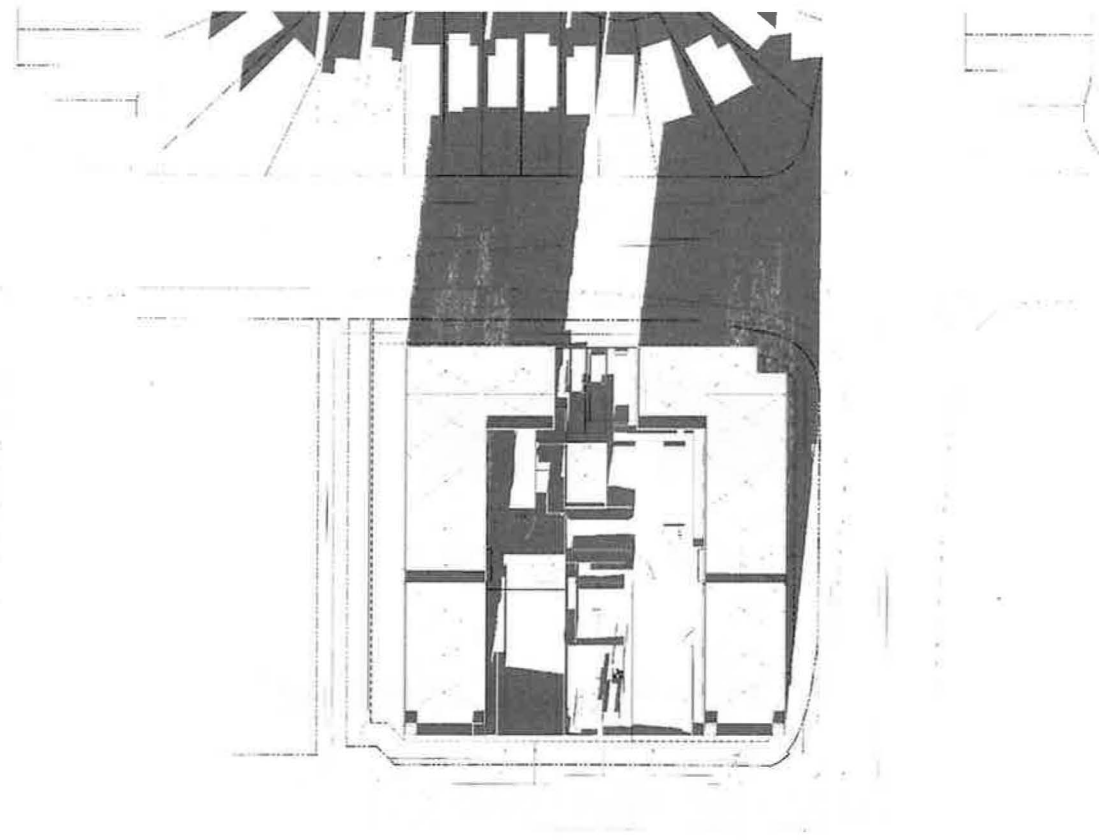


Shadow Study (Dec 21 – 1 pm)

Current Height Maximum (16 m)

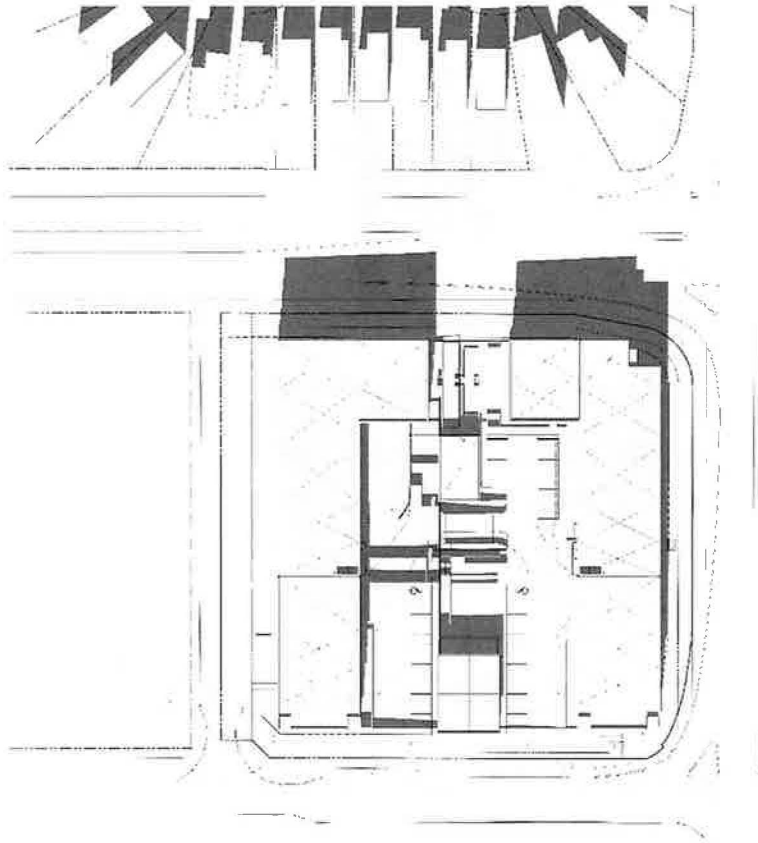


Proposed Height (20 - 22 m)

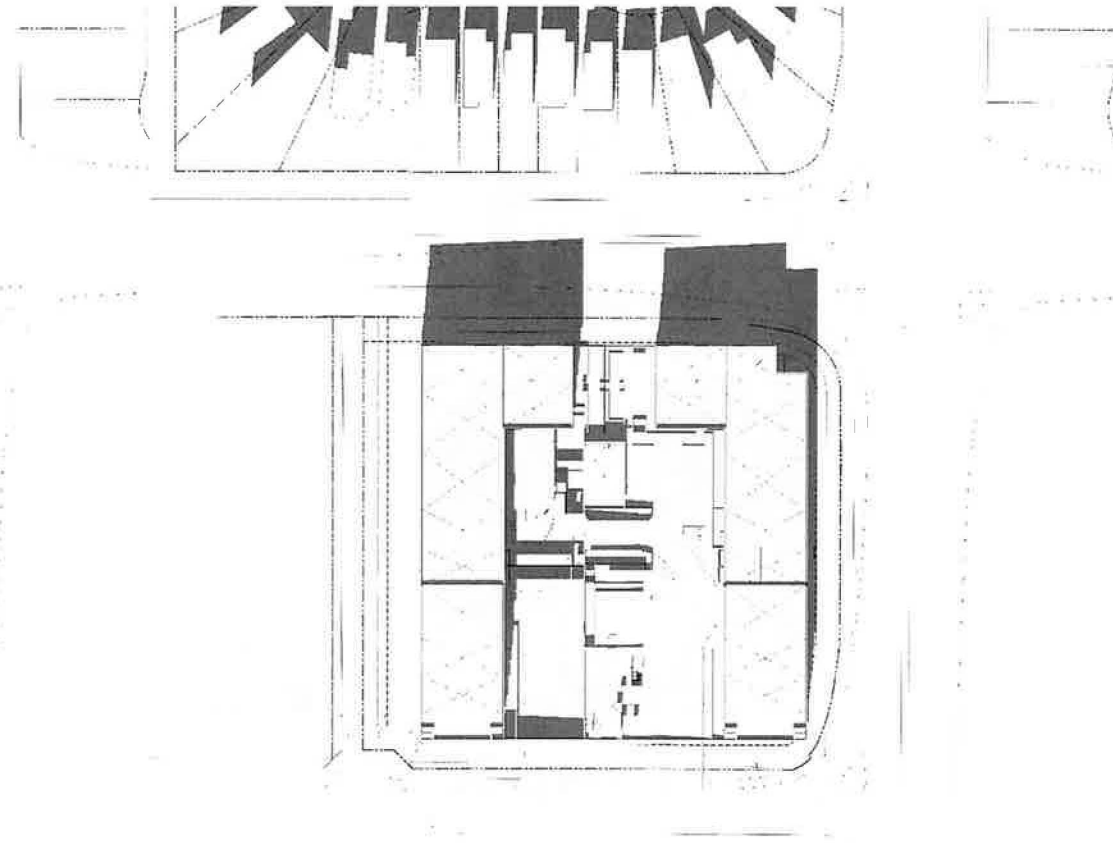


Shadow Study (March 21 – 1 pm)

Current Height Maximum (16 m)

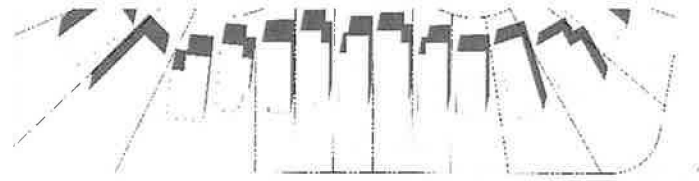


Proposed Height (20 - 22 m)

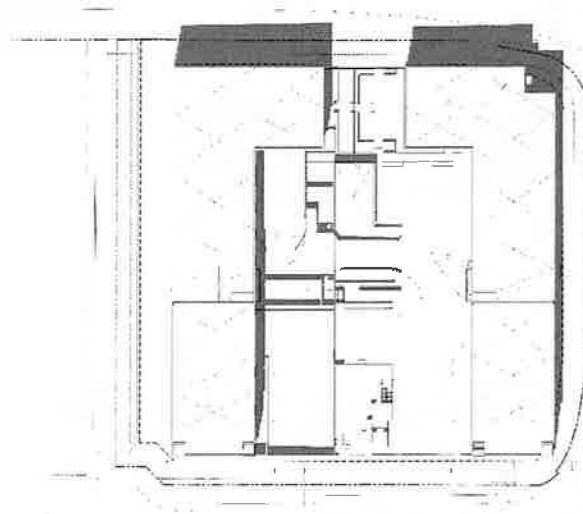
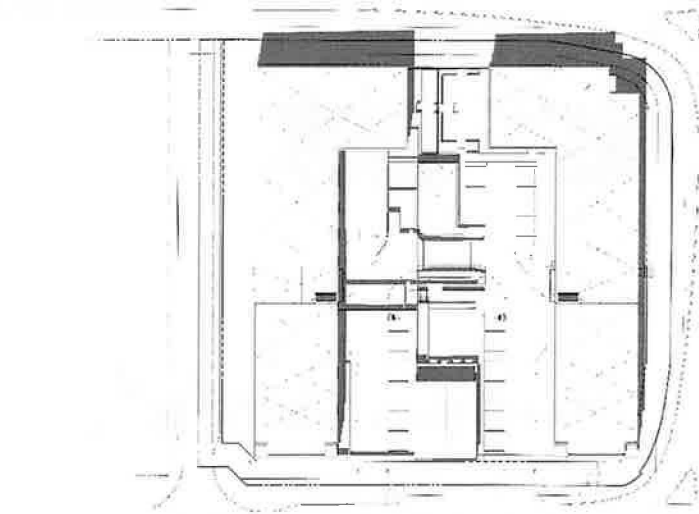
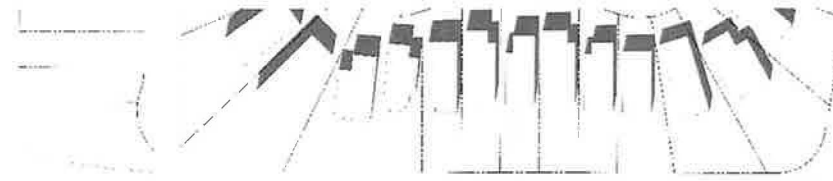


Shadow Study (June 21 – 1 pm)

Current Height Maximum (16 m)



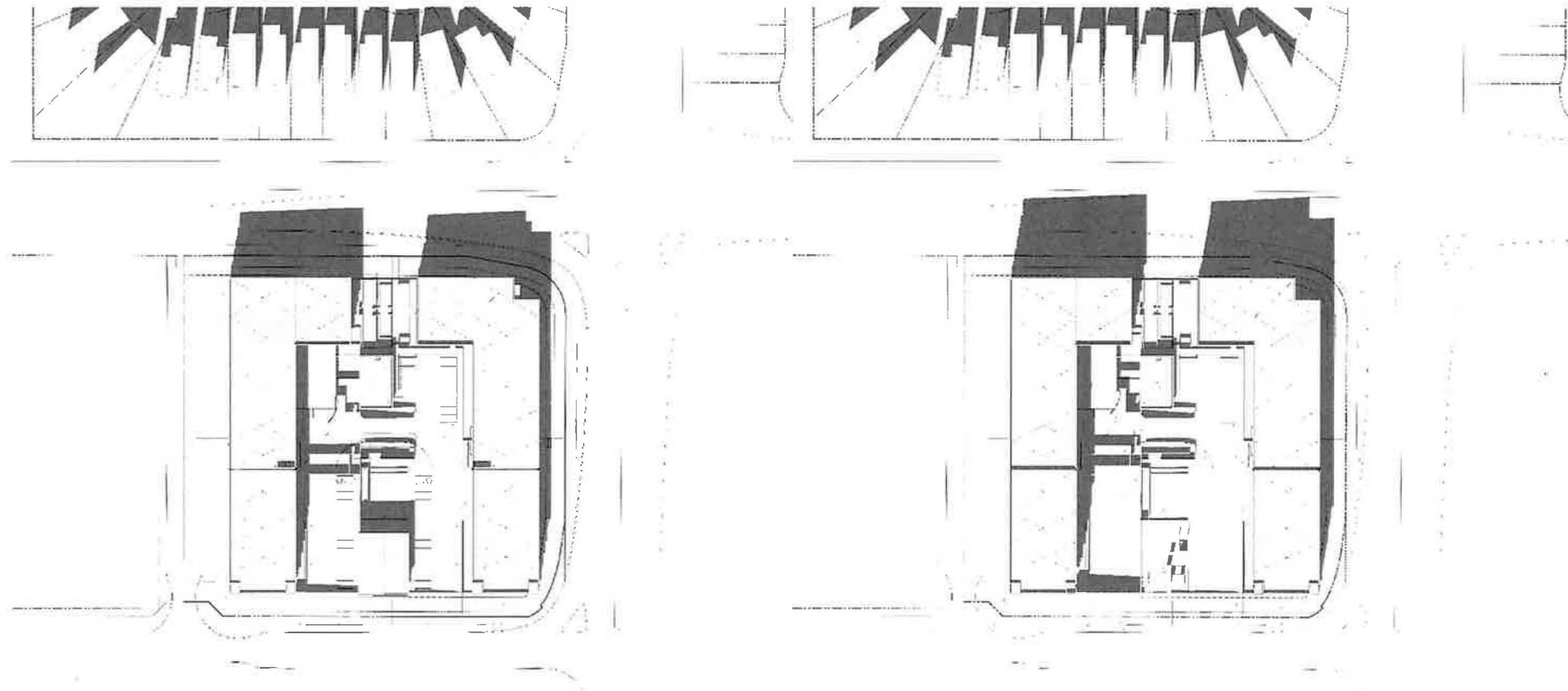
Proposed Height (20 - 22 m)



Shadow Study (Sept 21 – 1 pm)

Current Height Maximum (16 m)

Proposed Height (20 - 22 m)



Rendering

Southwest Perspective View



Elevations



1. SOUTH ELEVATION



2. BUILDING A - EAST ELEVATION



3. BUILDING B - EAST ELEVATION

Landscape Plan



Site Context



Public Engagement Themes

- Too many multi-residential developments
 - *The vision for the Sage Hill Crossing was a mix of housing including multi-residential*

- Lack of amenities
 - *Sage Hill Crossing includes existing and future commercial, two preserved ravines, future parks and a future library.*

- Height should step down from north to south
 - *Sage Valley Boulevard is 36 m wide which is a significant separation between property lines.*
 - *The building design includes a break to limit exposure of the façades to existing residents*

Public Engagement Themes

- Lack of on street parking
 - *Street parking will be offered along Sage Hill Passage NW*

- Out of scale
 - *Sage Valley Boulevard is 36 m wide which is a significant separation between property lines.*
 - *The building design includes a break to limit exposure of the façade to existing residents*

- Shading & privacy
 - *Sage Valley Boulevard is 36 m wide which is a significant separation between property lines.*
 - *Shading of northern properties will be limited to winter months*

Parking Relaxation Rationale

- About 5% of residents do not have cars – frees up approximately 15 stalls
- Average vacancy at any time will be around 3% - frees up approximately 9 stalls.
- Each unit has 1 available parking stall. The 24 empty stalls at any given time, will be available for residents as a 2nd stall.