

Applicant Submission

Received 2023 November 07.

The subject property, comprising 1.62 hectares (4.00 acres), is situated in the northwest community of Sage Hill. The site is surrounded by the following uses: single-detached housing to the north across the future 136 AV NW link, local retail centre to the east across Symons Valley RD NW, and townhouse development to the west and south.

This proposal aligns with the Symons Valley Community Plan which identifies the subject property as **Higher Density Residential Area**. This signifies the predominant use of land as medium density residential development. Generally, open spaces are expected to be located throughout the residential areas.

The original land use redesignation application was made early this year. At that time, the proposal consisted of a redesignation from SH (Small Holdings – a former MD of Rocky View designation) to M-U1d90, and M-Gd40, to accommodate apartments with main-floor retail, townhouses, and a child care facility in the existing house (a Direct Control was later proposed to accommodate this use). The application was circulated to adjacent residents and the Sage Hill Community Association (SHCA). There were concerns regarding building height and potential shadowing on adjacent residents' rear yards stemming from the proposed height to accommodate four storeys of apartments and one of retail.

The developer has since reached out to the adjacent residents and the SHCA via a mailout, in response to these concerns, and is now proposing one land use for the entire subject property: M-2d65 (Multi-Residential - Medium Profile), which will restrict the building height to 16 metres and eliminate the commercial aspect, other than a child care facility, without the need for a DC designation. In the end, the uses proposed within this site are now: townhouses, a four-storey apartment building, and a child-care facility to be located within the existing house which is to remain in-situ.

Sky Vision Development feels this is a reasonable compromise to the recognized concerns, and seeks the support of the community at large, Calgary Planning Commission, and City Council in redesignating its Sage Hill property from SH to M-2d65.