

Applicant Submission

On behalf of Sky Vision Development (SVD), we are seeking a land use redesignation in the northeast community of Sky View Ranch to create a greater intensification of land adjacent to a future LRT station (Country Hills – Blue Line). The subject land is located at the corner of Country Hills BV NE and North Point BV NE.

The current designation of the property is C-C2 f3.0 h26. The proposed redesignation to M-H2 for 1.91 hectares / 4.72 acre of the overall 3.25 hectare / 8.03 acre site is to offer the option of developing taller residential buildings without a commercial ground floor requirement. This is based on areas where there is less vehicular and/or foot traffic passing by any building structure. However, there will continue to be mixed-use buildings, with retail/office permitted on the ground floor along the commercial street and heavier travelled routes. Overall, within the proposed land use area, the buildings are suggested to range between six and 12 floors. The potential number of units is 600, based on a combination of unit sizes and varying building heights.

The design of the public realm will be of the highest quality with strong pedestrian connectivity to the future LRT station from this parcel and other parcels to the north, west, and beyond. Details will be expanded upon in a future development permit application.

Ultimately, the entire parcel will support retail, office, and residential, in several buildings of varying heights, in immediate proximity to the future County Hills LRT station. SVD is pleased to be able to contribute to the city's ambitious directives within Transit Oriented Development / LRT Station Planning Areas and therefore, seeks the community's, Administration's, CPC's, and Council's endorsement to redesignate the subject property to M-H2.