

Applicant's Submission

Introduction

On behalf of Anderson Builders Group 1989 Inc. (ABG) and Sage Hill Developments Inc., B&A Planning Group (B&A) has prepared an Outline Plan and Land Use Redesignation application of 4.75 hectares (11.74 acres) of land to accommodate residential mixed-use development in the community of Sage Hill.

The outline plan proposal includes an east/west public road linking Sage Hill Boulevard NW in the west to Sage Hill Drive NW in the east. The link will divide the parcel into north and south halves. The intent is to future subdivide the land adjacent to the new road into eight separate parcels plus create a Municipal Reserve (MR) parcel running parallel to the south property line.

The land use redesignation component of the application relates to the dedication of Municipal Reserve (MR) and its redesignation from C-C2 District to S-SPR District. At the encouragement of Administration, ABG has also agreed to redesignate a portion of the site adjacent to Sage Hill Boulevard NW, from C-C2 to MU-2 District which would require street level retail with residential units above. ABG has also agreed to redesignate the majority of the site from C-C2 to MU-1 District where either retail or residential may occur on street level. The northwest corner of the site, which is subject of an existing mixed-use development permit application, will remain as the current C-C2 land use designation.

The MR lands, which include a Multi-Use/Regional Pathway, will complement the open space found on the adjacent Environmental Reserve (ER) parcel to the south. A centrally located north/south pedestrian link over private land will connect the MR parcel in the south to the Genesis land in the north. Access to the pathway will be secured with an access easement agreement to be registered on future subdivided parcels. ABG has also agreed to provide a pathway through the City owned ER parcel providing an additional pedestrian connection between the site and Sage Hill Link NW to the south.

The 0.4 hectare MR dedication augments the previously dedicated 0.07 hectares already provided prior to the consolidation of the two parcels that makes up the subject land.

Road widening dedication along Sage Hill Drive NW will assist with upgrades of Sage Hill Drive NW to a Complete Streets Arterial road standard which will also include Multi-Use/Regional Pathways.

As a builder and conditional purchaser of the land, ABG's vision is to create a mid-density residential enclave supplemented with support commercial/office uses in close proximity to the future Bus Rapid Transit (BRT) station.

The application would bring residential and complementary commercial uses that will help the city achieve the development intensity required to support BRT service in this Transit Oriented Planning Area.