

Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land use Re-designation 3650 Sage Hill Drive NW. Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- C-C1 Commercial community 1 & M1-d80 Multi residential Low profile

Site context and land use designation surrounding development.

Parcels to the south are designated M-2d90 Multi-Residential Medium Profile District and include a townhouse development. Parcels to the north and east are designated M-1 Multi-Residential - Low Profile and are currently undeveloped. Commercial Districts are present to the west across Sage Hill Drive/37 Street NW (Commercial - Community 1 and 2). Amendments to the Symons Valley Community Plan for this area were recently approved west of the subject parcels and include, in part, the removal of regional commercial uses in response to changing market conditions

Site Layout & response to Symons Valley Community Plan policies

This application includes an Concept Plan and proposes the redesignation of two parcels in the community of Sage Hill, west of Symons Valley Road and East of Sage Hill Drive NW. The first parcel is 1.92 acres and currently designated R-2M (Residential – Low Density Multiple Dwelling District). The second parcel is 5.7 acres and currently designated M-2d90 (Multi-Residential – Medium Profile). We are proposing redesignations to M-1d80 (Multi-Residential – Low Profile) and C-C1 (Commercial - Community 1) respectively to allow for multi-residential and commercial development. A third lot is included in the Concept Plan area and is designated M-1d80.

The proposed land use re-designation is consistent with policies of Symons Valley Community Plan

1. Proposed site land use concept is consistent with the adjacent approved outline plan. Furthermore it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Key features of the development such as

- Walkable
- Good access to public transit