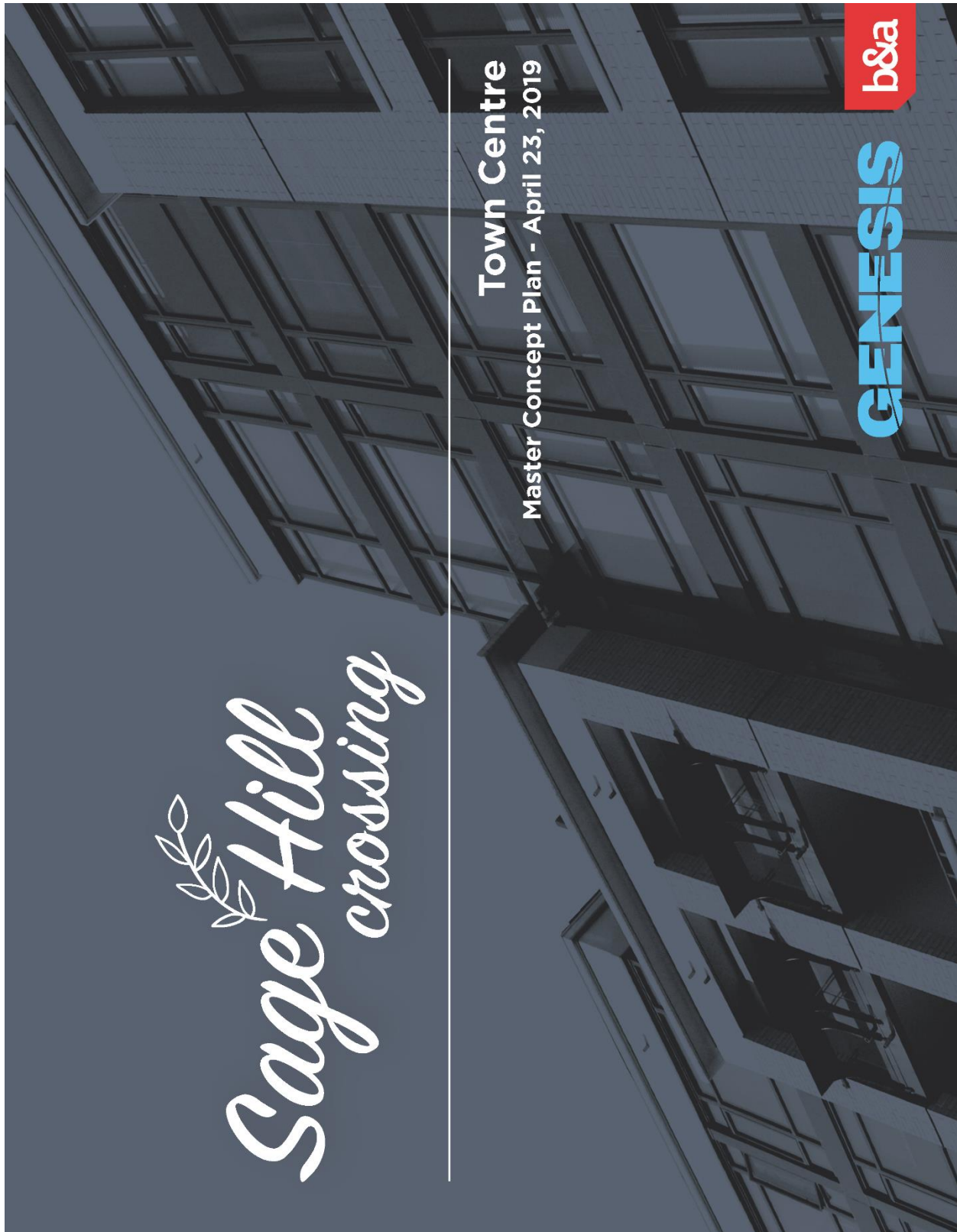


Master Concept Plan



Master Concept Plan

Introduction

This Master Concept Plan is a visionary document intended to inform the related land use application by describing key elements and features supporting the comprehensive planning and development of the overall Town Centre site. This document builds upon the broader direction found in the Symons Valley Community Plan and the Land Use Bylaw as well as discussions between the City of Calgary, the developer and anticipated builders. This Master Concept Plan has a number of characteristics that are not found in conventional guidance including:

- A strong focus on the neighbourhood character and an emphasis on built form rather than use of the land;
- Comprehensive direction that demonstrates the interrelationship between various design elements including buildings, roads and open space; and
- A broad range of design guidance primarily delivered through diagrams, maps and tables as opposed to only text.

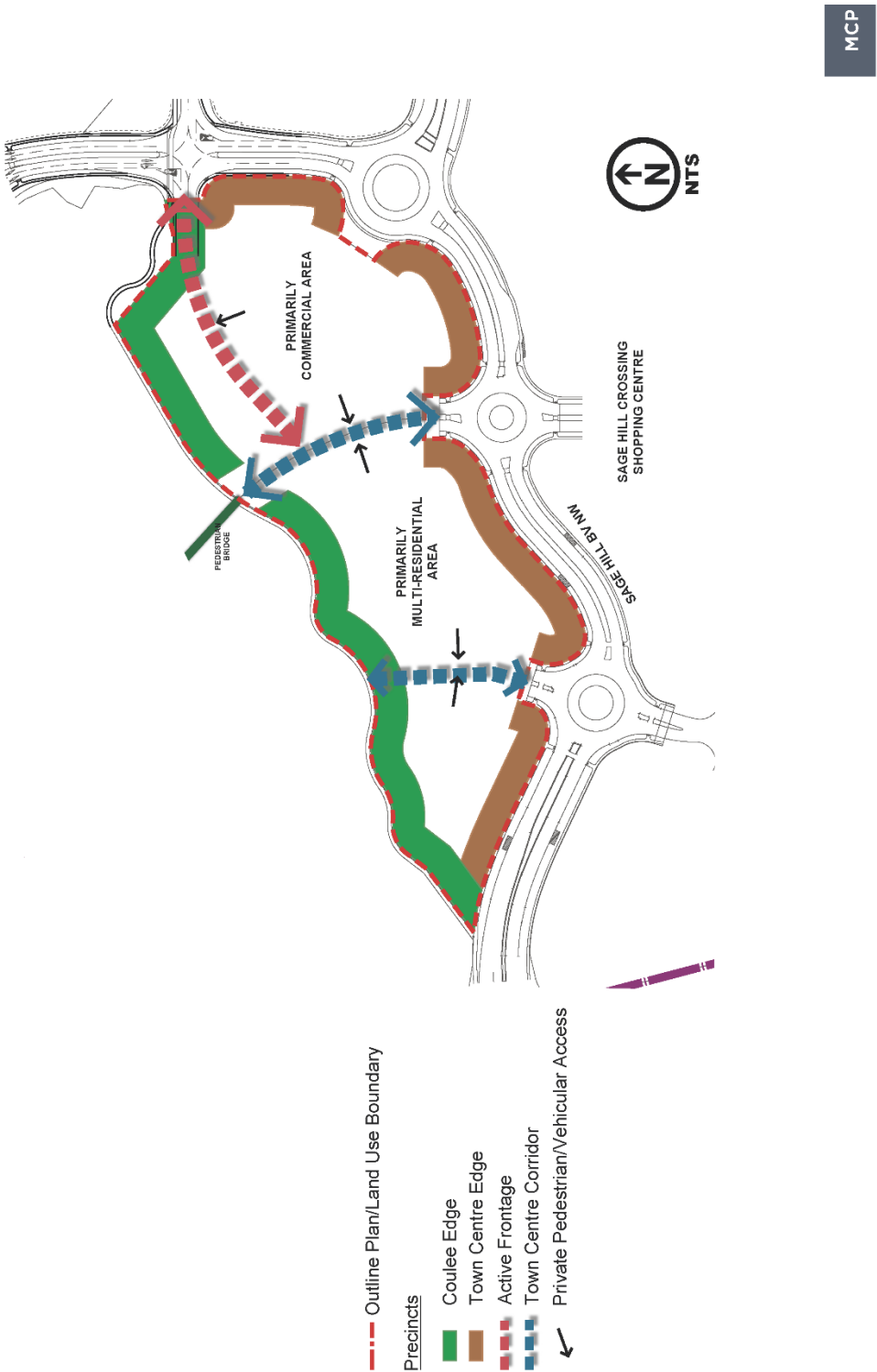
The Plan Area has been divided into four precincts and each have their own character as defined in the following pages. It should be noted that development permit applications may differ from the Master Concept Plan but are expected to maintain the broader vision.

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Sage Hill
crossing

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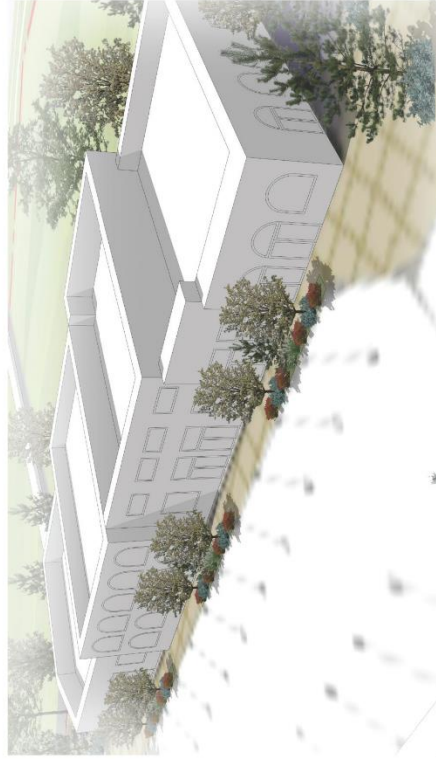


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Active Frontage Precinct

The Active Frontage precinct will be characterized by pedestrian-oriented development that provides a desirable connection between the pedestrian-bridge to the west and the future BRT station to the east. It is expected that this precinct will include a cohesive grouping of retail and services that strongly interact with the facing active frontage. Buildings within this area are to frame and have entrances that face the active frontage, include narrower to moderate facade widths, offer higher levels of articulation and provide mainly contiguous uses. Buildings may be situated on one-side or on both-sides of the active frontage. It is anticipated that this precinct will be the commercial focal point of the Town Centre and offer an animated retail experience that draws people from the surrounding commercial, residential and BRT uses.

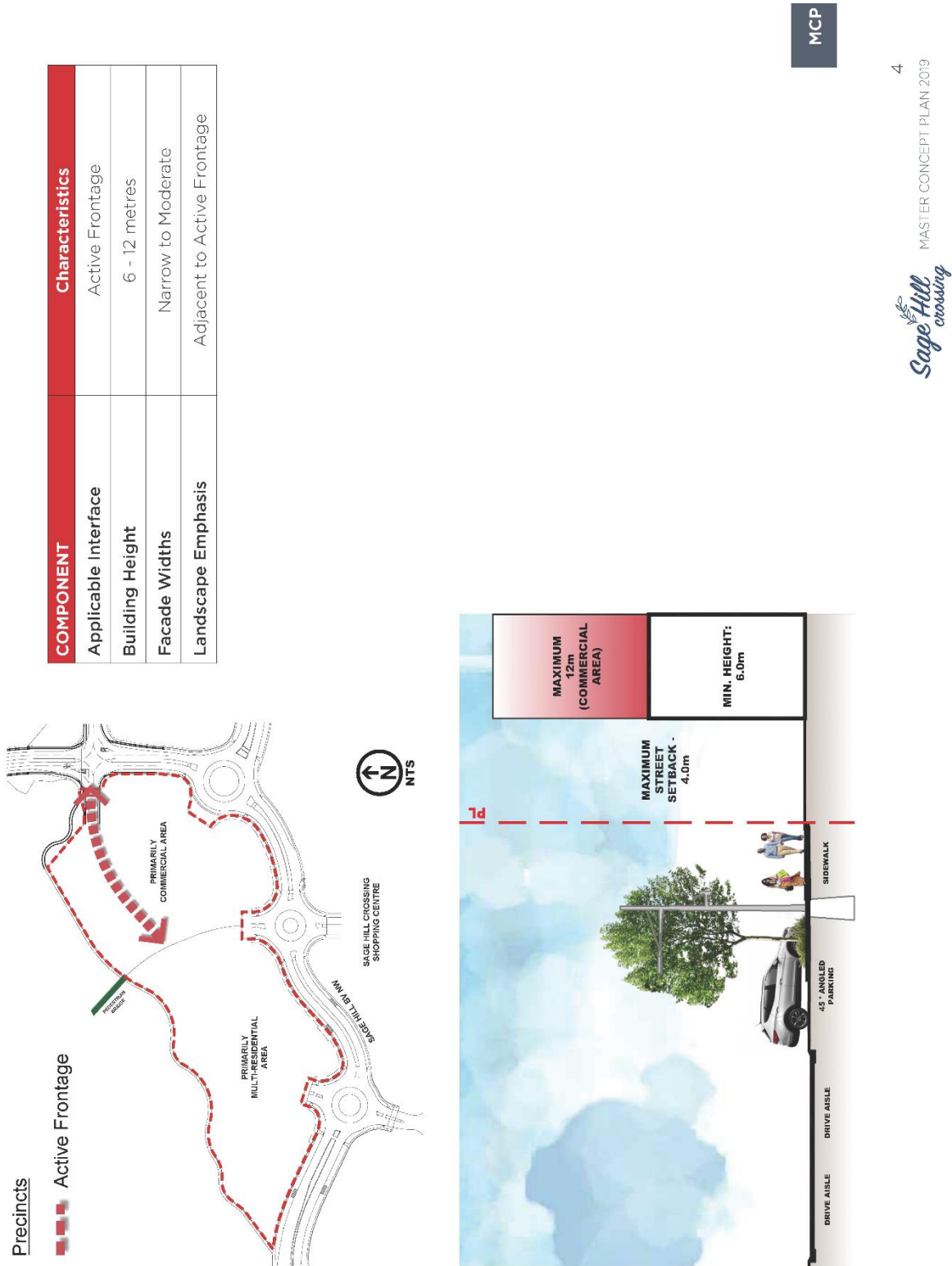


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Sage Hill
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Coulée Edge Precinct

The Coulée Edge Precinct will be characterized by its interface with the coulee located along the northern perimeter of the site. The coulee is dedicated as Environmental Reserve and development is anticipated to frame this natural feature with attractive buildings that incorporate narrow to moderate facade widths. Setback areas are expected to offer attractive landscaping to soften the appearance of the buildings and provide a transition with the natural coulee features. There is the potential for views to be provided between the buildings to the coulee as well as patio and other private amenity spaces. Those walking and biking along the existing Environmental Reserve pathway are expected to discover and appreciate the compatible interface established between the Town Centre and the coulee.

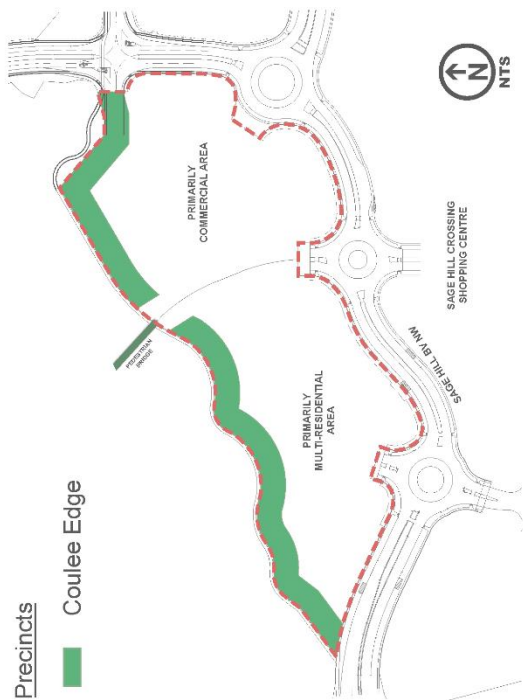


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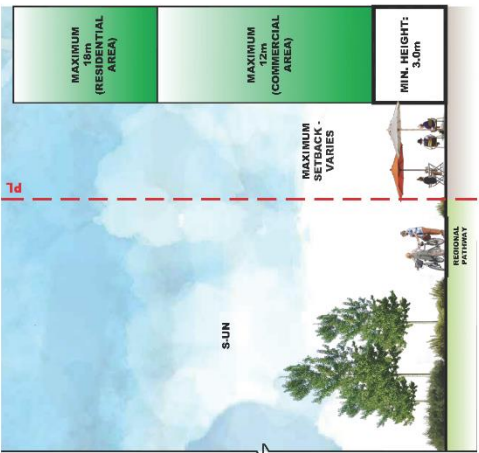
Sage Hill
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COMPONENT	Characteristics
Applicable Interface	Environmental Reserve
Building Height	3 - 12 metres - Commercial Area 3 - 18 metres - Multi-Residential Area
Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Environmental Reserve



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Town Centre Corridor Precinct

Pedestrian and vehicular links are anticipated to be provided to establish connections between Sage Hill Boulevard NW to the south and the Environmental Reserve to the north. A pedestrian bridge is also proposed to extend across the coulee to connect with development to the north. The final design of the Town Centre Corridor Precinct will be determined at the subdivision and development permit stages but may come in the form of a private drive aisle for vehicles and a sidewalk or pathway for pedestrians. On-street parking may be offered along the corridor as well. Development adjacent to the corridors are envisioned to include buildings with the possibility of parking and/or loading. The corridors are anticipated to be lined with attractive landscaping to create a comfortable and inviting atmosphere for those traversing through the Town Centre. Grades are to generally match on both sides of the corridors but any retaining walls will be incorporated through landscaping, stairs or ramps. Street orientated entrances may be contemplated whereas rear facing facades should be well articulated. Registration public access easements and mutual access and right-of-way agreements may be required at subdivision to accommodate pedestrian access, the possible realignment of the existing ER pathway and vehicular movements between the residential and commercial areas.

COMPONENT	Characteristics
Applicable Interface	Corridor
Building Height	3 - 12 metres - Commercial Area 3 - 18 metres - Multi-Residential Area
Maximum Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Corridor



Master Concept Plan

Master Concept Plan

Town Centre Edge Precinct

The Town Centre Edge Precinct will be characterized by its interface with Sage Hill Boulevard NW. Development along this road is expected to offer an inviting introduction to Sage Hill Crossing by outlining the street with attractive buildings that incorporate moderate facade widths and building articulation as well as appropriate landscaping. Buildings and landscaping located along the perimeter of the Town Centre site are expected to minimize views of the internal parking fields from the public streets. Opportunities for private amenities spaces and street orientated entrances may be considered to take advantage of the southern exposure. Efforts will be made to moderate slopes along the development boundary in order to achieve a gentle transition from private property to the road right-of-way. Where greater slopes or retaining walls are necessary, they will be incorporated through attractive landscaping. It is envisioned that this precinct will offer a quality pedestrian environment and an inviting neighbourhood gateway.



Sage Hill
crossing

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