

Applicant Submission

Introduction

This submission has been prepared on behalf of Genesis Land Development in support of their proposal to redesignate the Town Centre portion of Sage Hill Crossing. The Town Centre is Lot 1, Block 3, Plan 1213664, is 6.2 hectares (15.4 acres) in size and is designated Direct Control (DC79D2008) under the City of Calgary Land Use Bylaw. The subject parcel is located in the northwest quadrant of the City of Calgary and within the community of Sage Hill. A grassed coulee and a regional pathway run along the northern boundary of the Town Centre while Sage Hill Boulevard NW runs along the southern boundary. The parcel gradually slopes upwards from east to west and has undergone preliminary stripping and grading. The subject parcel was redesignated in 2008 however it has remained vacant of development even though it is strategically situated north of an existing regional commercial centre, west of a future Bus Rapid Transit (BRT) Station and south of future residential development. The purpose of this land use amendment is to refine the direct control district in order to improve the development potential of the site for residential and commercial uses.

Policy Context

The Municipal Development Plan identifies the subject site as a Community Activity Centre (CAC). In regards to greenfield sites, CACs are to provide convenient locations for a range of higher density housing types, local employment and retail services for new communities, in an area well served by the Primary Transit.

The subject site falls under the Symons Valley Community Plan and this plan identifies the subject site to be within the Town Centre portion of the Transit Oriented Planning Area. The purpose of the Transit Oriented Planning Area is to ensure that future development within this area occurs in a pedestrian oriented and transit supported manner. The Town Centre Area is intended for a comprehensively planned commercial centre consisting of mixed use retail, residential and commercial buildings.

Proposed Development

The subject parcel will be divided into two sites. The western site is intended to consist of four to five storey apartment buildings and the eastern site intended to consist of local commercial buildings. The two sites will share a north-south corridor that offers mutual access and a pedestrian connection from Sage Hill Boulevard NW to the future pedestrian bridge that will run over the coulee. The overall intention is to create a comprehensively designed horizontal mixed-use development that supports surrounding land uses. Details on the envisioned development are presented in a Master Concept Plan.

Proposed Land Use

The Town Centre area is proposed to be redesignated to a new direct control district. The western site (Site 1) is based on the Multi-Residential – Medium Profile (M-2) district whereas the eastern site (Site 2) is based on the Commercial – Community 1 (C-C1) district. These stock land use districts have been modified to accommodate the opportunity for vertical mixed-use development, a moderate height increase, increased setbacks from the coulee and reduced parking requirements.

Summary

The vision for the Town Centre is a comprehensively planned horizontal mixed-use development that is the focal point of activity for Sage Hill Crossing. To help realize this vision, it is requested that the proposed amendment to the City of Calgary's Land Use Bylaw be supported for approval.