Project Overview and Details

Sage Hill Crossing is designated as the Core Regional Commercial Centre in the Symons Valley area of Northwest Calgary. This site has the following attributes:

- Regional Shopping Centre with mix of retail, office, transportation and residential uses including 1.2M sq. ft. of approved commercial space, 1.0M sq. ft. of approved office space, regional transit hub, and 4,450 approved residential units
- Accessed from major thoroughfares and roads including the newly constructed Shaganappi Trail NW
- Located in one of Calgary’s fastest growing and affluent areas

Site Summary

Site 1
Big Box Anchor: 15.75 acres allowing for 185,238 sq. ft. of large format retail. Direct Control Zoning with maximum FAR 0.27.

Site 2
Mid Box / CRU: 18.61 acres allowing for 232,533 sq. ft. of retail space. C-R3 zoning with maximum FAR: 0.30.

Site 3
Mixed Use Town Centre: 15.42 acres allowing for 420,000 sq. ft. of retail space, 650 residential units, 10,000 sq. ft. of office space and a 125 room hotel. Direct Control Zoning with maximum FAR: 3.0. Available for immediate development.

Site 4
Office / Transit Hub: 7.00 acres allowing 960,000 sq. ft. of office space, sixteen screen theatre, 40,000 sq. ft. of ancillary retail and a park-n-ride facility for approximately 600 vehicles. C-R3 zoning with maximum FAR: 6.5. Available for immediate development.

Site 5
Future Retail: 8.69 acres allowing for 113,602 sq. ft. of retail area. C-R3 zoning with maximum FAR: 0.3. Fully serviced and available for development by fall of 2013.

Site 6
Future Retail: 16.15 acres allowing for 211,048 sq. ft. of retail space. C-R3 zoning with maximum FAR: 0.30. Fully serviced and available for development by fall of 2013.

Site 7
Mixed Use Residential: 23.65 acres allowing for 3,800 residential units, 160,000 sq. ft recreational centre, 10,000 sq. ft. of office and 15,000 sq. ft. of ancillary retail space. Direct Control Zoning with maximum FAR: 5.0. Fully serviced and available for development by fall of 2013.
Access

The primary access to Sage Hill will be provided by:

- Shaganappi Trail NW to the West
- Symons Valley Parkway NW (128th Avenue NW) to the South
- Sage Hill Drive NW (37th Street NW) to the East
- Sage Valley Boulevard NW (136th Avenue NW) to the North

Secondary access to Sage Hill Crossing will be provided by:

- Stoney Trail Ring Road providing direct access to Shaganappi Trail NW
- 144th Avenue NW providing direct access to Shaganappi Trail NW and Sage Hill Drive NW
- Symons Valley Road NW providing access to the site via Sage Hill Drive NW

Trade Area Highlights

- Shaganappi Trail NW is forecast to have more than 26,000 vehicle trips per day
- The population within 5KM of Sage Hill Crossing was 95,970 in Q4 2012 and expected to increase to 108,039 by 2017*
- The average household income within the 5KM radius was $150,306 which is 18% higher than the City of Calgary average*

* Calgary Regional Partnership - www.explorecalgaryregion.ca/ January 2013
Genesis Information

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