



VIEW OF WEST ENTRANCE

**Sage Hill K-5 School**  
235 Sage Valley Drive, Calgary, AB

**Open House**  
Q1, 2026

**DRAFT MATERIAL ONLY: The images and details presented are for presentation purposes only and are subject to change. PLEASE NOTE: The Construction budget for these schools is not yet approved. Delivery method is also being determined.**



**Calgary Board  
of Education**



**SATELLITE IMAGERY OF THE SITE**



**ZONING MAP**

- Calgary Land Use Class**
- Residential - Low Density
  - Residential - Medium Density
  - Residential - High Density
  - Commercial
  - Commercial - Core
  - Mixed Use
  - Industrial
  - Transportation & Utility Corridor
  - Parks, Recreation & Public Education

**BY-LAW REVIEW**

**Address:** 235 SAGE VALLEY DRIVE NW  
LOT 2MSR

**Legal Description:** BLOCK 25, PLAN 111 1767

**Zoning:** S-SPR Special Purpose- School, Park and Community Reserve.

**Setback:** 3.5 metres (Front, Rear, and Side)

**Total Floor Area:** 5,416 square metres

**Number of Students:** 590

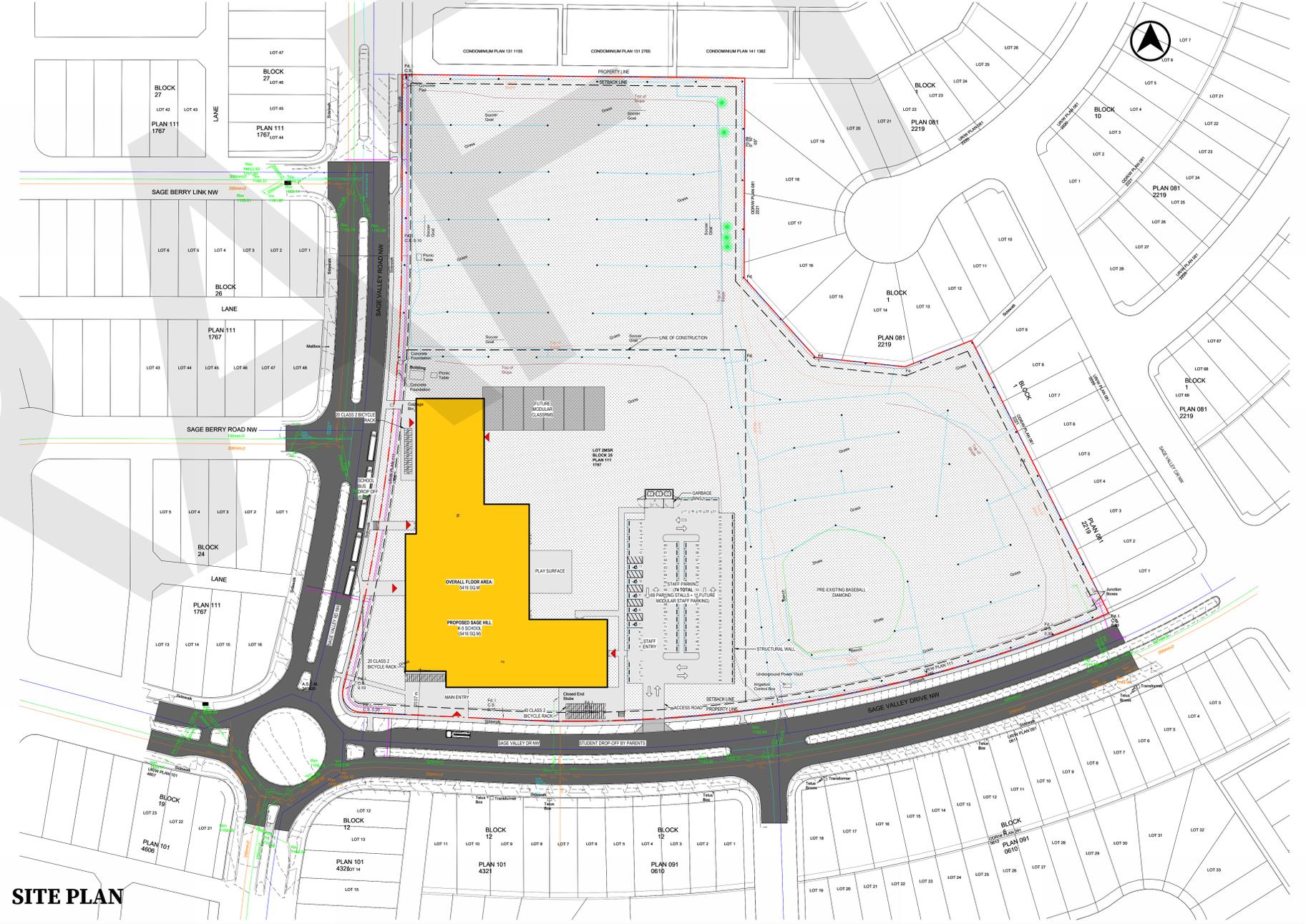
**Motor Vehicle Parking Stalls:** 59 Stalls (Reference: Group A-1 motor vehicle parking stall per 100 square metres for gross usable floor area.) Site Plan Shows 59 Stalls based anticipated parking requirements.

**Barrier Free Parking Stalls:** 5 (Reference: NBC-AE 2023)

**Loading Stall:** 1 Stall (Reference: Loading stalls per 9300.0 square metres of gross floor area where the cumulative gross floor area of all buildings on a parcel is greater than 930.0 square metres)

**Pick up & Drop off Stalls:** N/A (Pick-up and drop-off will take place along the roadside)

**Bicycle parking Stalls:** 74 bicycle stalls for 590 students (740 student build-out capacity) (Reference: Minimum number of bicycle parking stall: class 2 equal to 10.0 percent of the maximum number of students as stated in the development permit.)



**SITE PLAN**

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