

**ROAD CLOSURE AND LAND USE AMENDMENT  
SAGE HILL (WARD 2)  
SAGE HILL DRIVE NW & 136 AVENUE NW  
BYLAWS 3C2018 AND 59D2018**

**MAP 31N**

**EXECUTIVE SUMMARY**

This land use amendment and road closure application seeks to redesignate approximately 6.3 hectares of land in the community of Sage Hill from Residential – One Dwelling (R-1 and R-1s) District and an undesignated road right-of-way to Residential - Low Density Mixed Housing (R-G) District to allow for additional flexibility in housing type. The proposal also seeks to close a small portion of road and reconfigure an existing Multi-Residential – Low Profile (M-1) District site in order to accommodate a desired development pattern.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 December 14
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Road Closure and Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaws 3C2018 and 59D2018; and	
1. <b>ADOPT</b> the proposed closure of 0.007 hectares ± (0.02 acres ±) of road (Plan 0712272, Area A) adjacent to 132, 133, 136, 137, 140 and 141 Sage Bluff Way NW and 3670 and 3680 Sage Hill Drive NW, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Closure Bylaw 3C2018.	
3. <b>ADOPT</b> the proposed redesignation of 6.25 hectares ± (15.45 acres ±) located at 3670 and 3680 Sage Hill Drive NW, and 23, 27, 31, 35, 39, 43, 47, 51, 55, 59, 63, 67, 71, 75, 79, 128, 132, 133, 136, 137, 140 and 141 Sage Bluff Way NW and the closed road (Plan 1710337, Block 3, Lots 3 to 20, Plan 1710337, Block 12, Lots 77 to 80, and Plan 7410194, Block 4 and a portion of Block 5; Plan 0712272, Area A) from Residential – One Dwelling (R-1) District, Residential – One Dwelling (R-1s) District, Multi-Residential – Low Profile (M-1) District and Undesignated Road Right-of-Way to Residential - Low Density Mixed Housing (R-G) District and Multi-Residential – Low Profile (M-1) District, in accordance with Administration’s recommendation; and	
4. Give three readings to the proposed Bylaw 59D2018.	

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**REASON(S) FOR RECOMMENDATION:**

The proposal allows for a variety of low and medium density residential uses, in line with the policies for developing areas in both the Municipal Development Plan and the Symons Valley Community Plan.

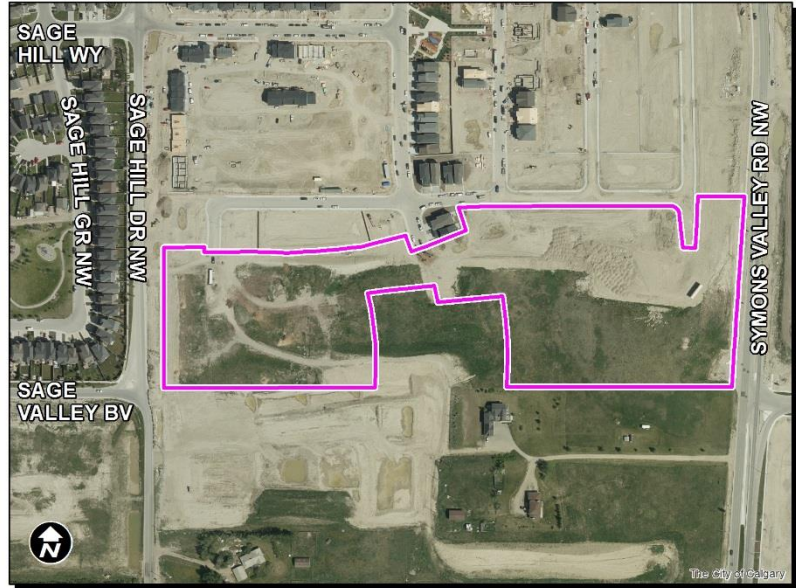
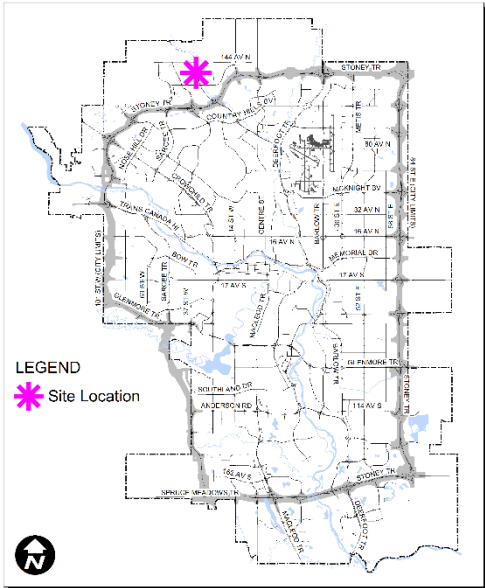
**ATTACHMENTS**

1. Proposed Bylaw 3C2018
2. Proposed Bylaw 59D2018

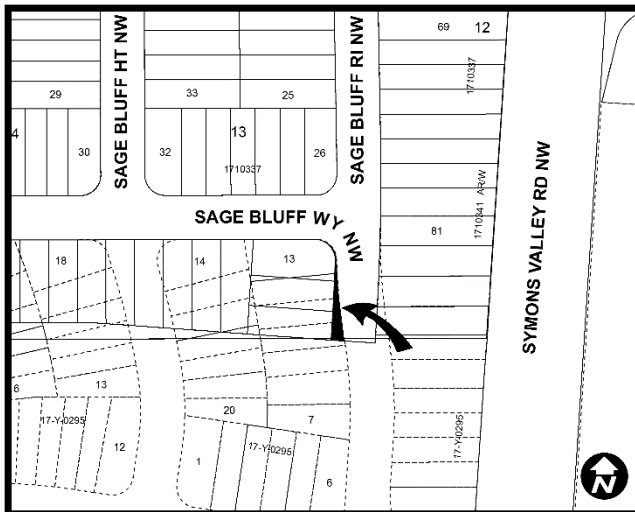
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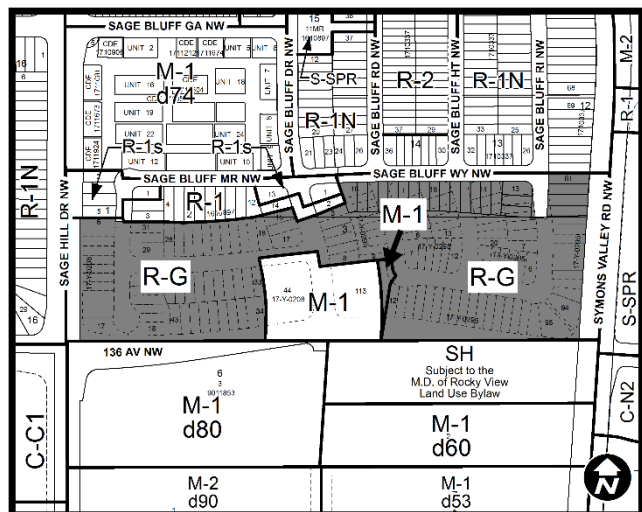
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.007 hectares  $\pm$  (0.02 acres  $\pm$ ) of road (Plan 0712272, Area A) adjacent to 132, 133, 136, 137, 140 and 141 Sage Bluff Way NW and 3670 and 3680 Sage Hill Drive NW with conditions (APPENDIX II).

**Moved by: J. Scott**

Absent: Mr. Leighton left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

**Carried: 6 – 2**

Opposed: R. Vanderputten and A. Palmiere

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 6.25 hectares  $\pm$  (15.45 acres  $\pm$ ) located at 3670 and 3680 Sage Hill Drive NW, and 23, 27, 31, 35, 39, 43, 47, 51, 55, 59, 63, 67, 71, 75, 79, 128, 132, 133, 136, 137, 140 and 141 Sage Bluff Way NW and the closed road (Plan 1710337, Block 3, Lots 3 to 20, Plan 1710337, Block 12, Lots 77 to 80, and Plan 7410194, Block 4 and a portion of Block 5; Plan 0712272, Area A) from Residential – One Dwelling (R-1) District, Residential – One Dwelling (R-1s) District, Multi-Residential – Low Profile (M-1) District and Undesignated Road Right-of-Way to Residential - Low Density Mixed Housing (R-G) District and Multi-Residential – Low Profile (M-1) District.

**Moved by: J. Scott**

Absent: Mr. Leighton left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Opposed: R. Vanderputten and A. Palmiere

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**Applicant:**

Stantec Consulting

**Landowner:**

Carma Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of Sage Hill. The site is bounded by Sage Hill Drive NW to the west, 144 Avenue NW to the north and Symons Valley Road NW to the east. The site has been graded and is being prepared for development subject to the existing, approved outline plan.

Adjacent development to the north includes a mix of newly constructed single-detached homes as well as homes under construction. One residential acreage exists southeast of the subject site, and a 135 unit multi-residential (townhouse) development has been approved adjacent to the southwestern property line across the future 136 Avenue NW. Single detached dwellings exist to the west of the site across Sage Hill Drive NW. A future Joint Use Site exists across Symons Valley Road NW, which bounds the site on the east side.

Below are the population statistics for Sage Hill, which outline that the community is continuing to develop and undergoing growth.

<b>Sage Hill</b>	
Peak Population Year	2017
Peak Population	6,083
2017 Current Population	6,083
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**BACKGROUND**

A land use amendment and outline plan application was approved for this site in 2011, and the northern portion of that outline plan area is currently being developed in accordance with the approved outline plan. However, due to uncertainties in the construction timing/land acquisition for 136 Avenue NW, the developer has submitted a non-conforming tentative plan application for the southeastern portion of that outline plan area, which also forms the eastern half of this land use application area. The proposed non-conforming subdivision plan includes a reconfiguration of the internal road network and re-orientation of the parcels to eliminate lots fronting on the undeveloped portion of 136 Avenue NW, which will allow the development to

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move forward regardless of timelines for construction of 136 Avenue NW. That subdivision application is currently being reviewed by Administration and is not part of this application, as the two applications complement one another, but both applications can also proceed independent of one another. The proposed re-configuration has been shadowed on to the land use plan in APPENDIX IV of this report for information.

**LAND USE DISTRICTS**

This proposal seeks to redesignate the undeveloped portions of the R-1 and R-1s Districts to the R-G District in order to provide greater flexibility of use over time for these areas. The proposed R-G District allows for a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex, cottage housing clusters and rowhouse development, all of which may include a secondary suite.

Additionally, in order to better align with the intended reconfiguration of the development cell, the existing M-1 site has been reconfigured slightly to accommodate the non-conforming subdivision proposal. The proposed reconfiguration of this M-1 parcel results in a net increase of 0.01 hectares of developable land, with no change in the anticipated number of units on the parcel (14 units at 50 units per hectare / 20 units per acre). When the land use is considered to the centerline of the road, it presents as a loss of 0.03 hectares of total M-1 area, simply due to the fact that the original outline plan proposed road frontage on 3 full sides of the eastern M-1 site, whereas the reconfiguration would reduce the frontage to two sides and a portion of a third road.

This application also seeks to close a portion of Sage Bluff Way NW outlined as ‘Area A’ in Appendix III of this report. This sliver of road is adjacent to the residential lots in Phase 4, along Sage Bluff Way NW. That portion of undeveloped road and residential lots were previously registered with the remainder of the Phase 4 lands north of the subject site. The closure of this portion of road would align with the proposed tentative plan reconfiguration.

The table below displays the proposed redesignations and the total area affected for each change.

<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Area (Hectares)</b>
M-1	R-G	0.08
R-1	M-1	0.05
R-1	R-G	5.53
R-1s	R-G	0.58
Undesignated Road Right-of-way	R-G	0.007

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**LEGISLATION & POLICY**

Municipal Development Plan (2009)

The Municipal Development Plan (MDP) identifies this area as Planned Greenfield with Area Structure Plan, deferring to the area policy plan for specific direction.

The Symons Valley Community Plan (2010)

The Symons Valley Community Plan identifies this site as a Redevelopment Area, calling for comprehensive redevelopment with low and medium density residential development and a minimum density of 17.9 units per hectare (7 units per acre). The proposed M-1 and R-G land uses meet the intent of the Community Plan with an anticipated density of 23.44 units per hectare (9.4 units per acre), and a mix of low and medium density residential development.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment (TIA) was submitted and accepted by Transportation in association with the existing Outline Plan. Amendments to the road network are being reviewed in association with the non-conforming Tentative Plan application.

**UTILITIES & SERVICING**

Future development will be serviced to the satisfaction of the Manager of Development Engineering. Conditions of approval related to the servicing of the site from the existing Outline Plan remain in effect.

**ENVIRONMENTAL ISSUES**

A Phase One Environmental Site Assessment was completed with the previous Outline Plan application and the developer will be required to follow the recommendations of the report.

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there

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are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

This application was circulated to the Sage Hill Community Association, and followed up by phone and email, however no comments were received.

**Citizen Comments**

This application was circulated to the adjacent property owners, however no comments were received.

**Public Meetings**

No public engagement events were required nor held in association with this application.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of Brookfield Residential Alberta L.P. ('Brookfield'), Stantec consulting Ltd. ('Stantec') is pleased to submit a Land Use Redesignation Application within the community of Sage Hill in Northwest Calgary. Concurrent with this application, two tentative plan applications will be submitted under separate cover.

This land use redesignation is concurrent with tentative plans that demonstrate the necessary changes to the road network to achieve full buildout of this community. Due to unknown completion of 136 Avenue NW it was determined the eastern portion of this phase would need to be realigned to align blocks in a manner that could be oriented into the community rather than some lots fronting 136 Avenue NW. We propose using the R-G district in order to provide flexibility of product type - primarily small lot single-detached homes and semi-detached homes that respond to market conditions Brookfield Residential is witnessing. Originally this phase was single detached homes under R-1, however with the road network changes required to complete this community Brookfield Residential has taken the opportunity to review what products are desirable and have integrated that demand into our proposed tentative plan. Combined with the M-1 parcels that will provide townhomes in this phase, this land use redesignation and concurrent tentative plans help prove how the R-G districts can be flexible based on market conditions and desired planning outcomes of mixed product communities. In addition to the more flexible parameters of the R-G, the change in land use provides a slightly denser community compared to the approved Outline Plan. This further supports the City of Calgary Municipal Development Plan Policy 2.2 - Shaping a more compact urban form.

Overall, the land use amendment will facilitate 16 additional single family lots with an R-G designation. The M-1 sites are relatively unchanged (28 units over 2 lots) with a very small decrease in size (0.01 ha) of the M-1 site on the east side of the future Sage Bluff Drive NW. The proposed Land Use Redesignation would result in a slight density increase from 8.6 upa under the current plan to 9.5 upa.

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**APPENDIX II**

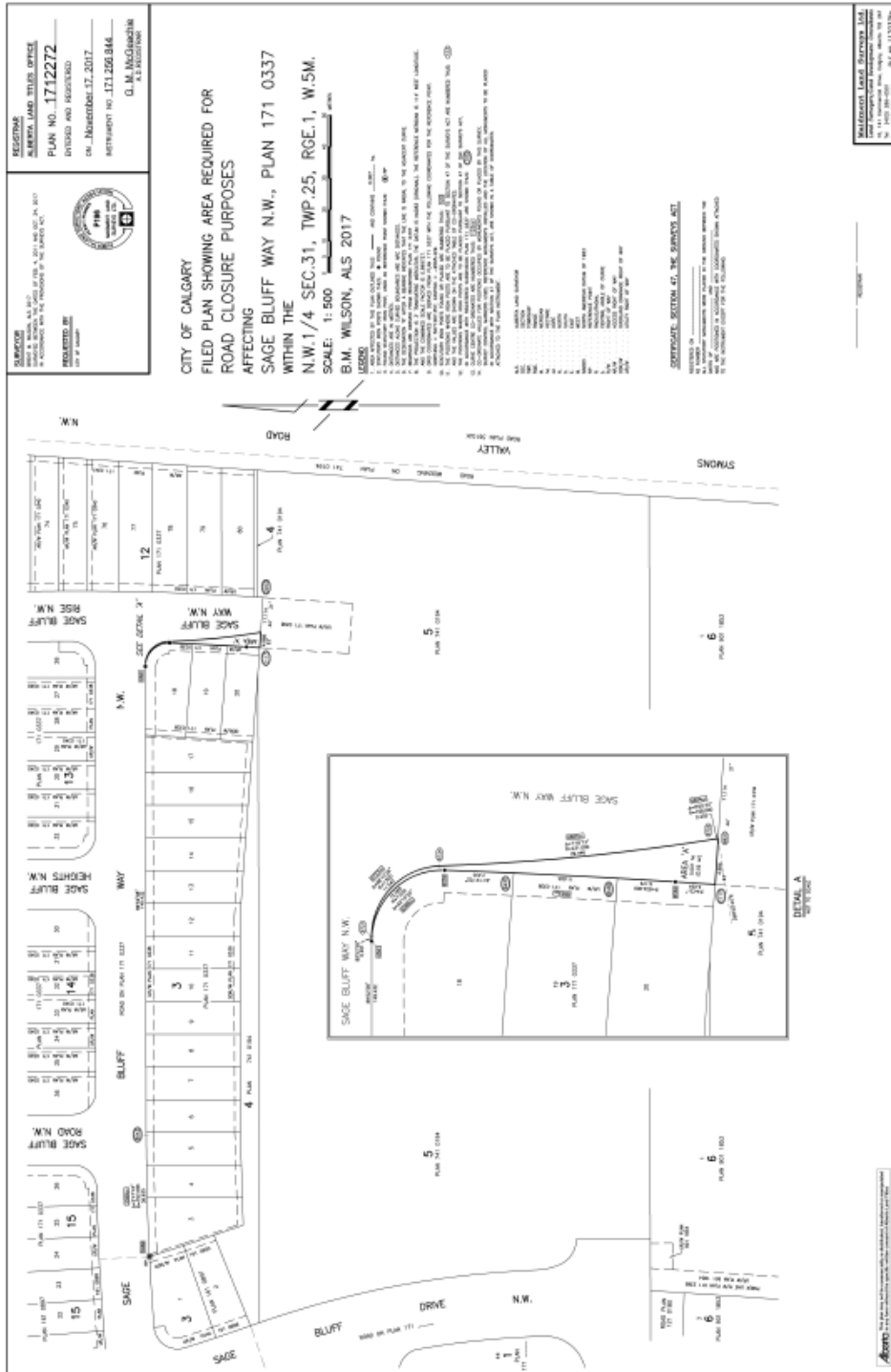
**PROPOSED ROAD CLOSURE CONDITIONS**

1. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
2. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
3. To be consolidated with adjacent lands.

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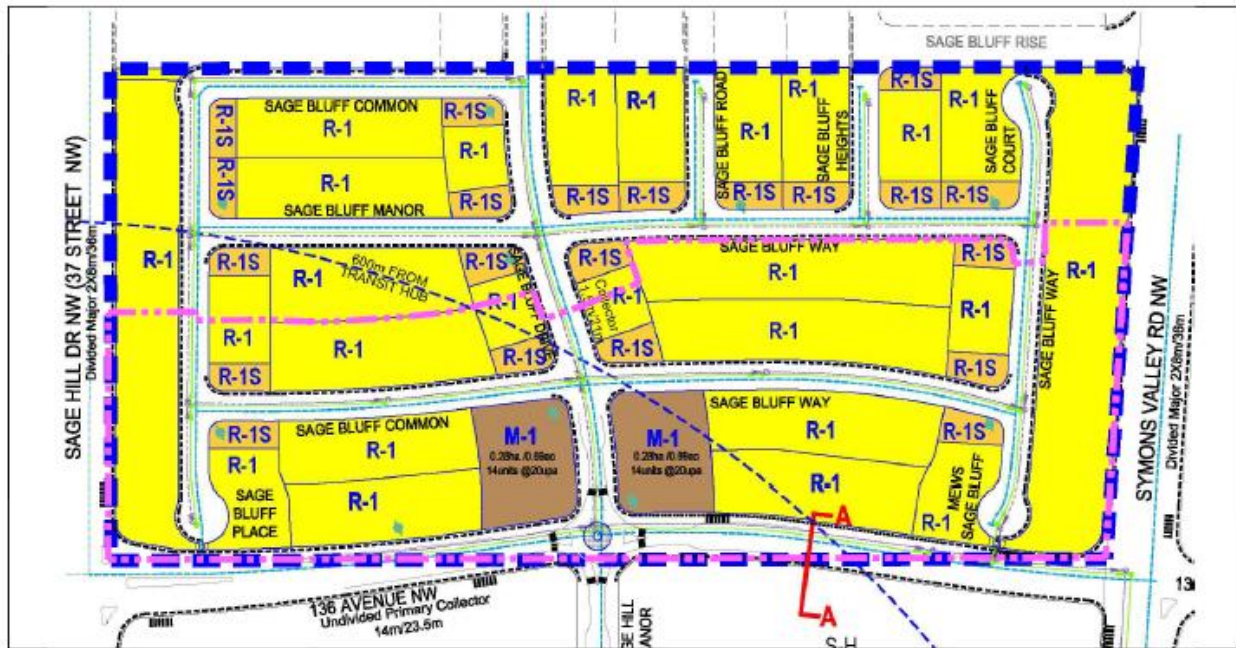
APPENDIX III



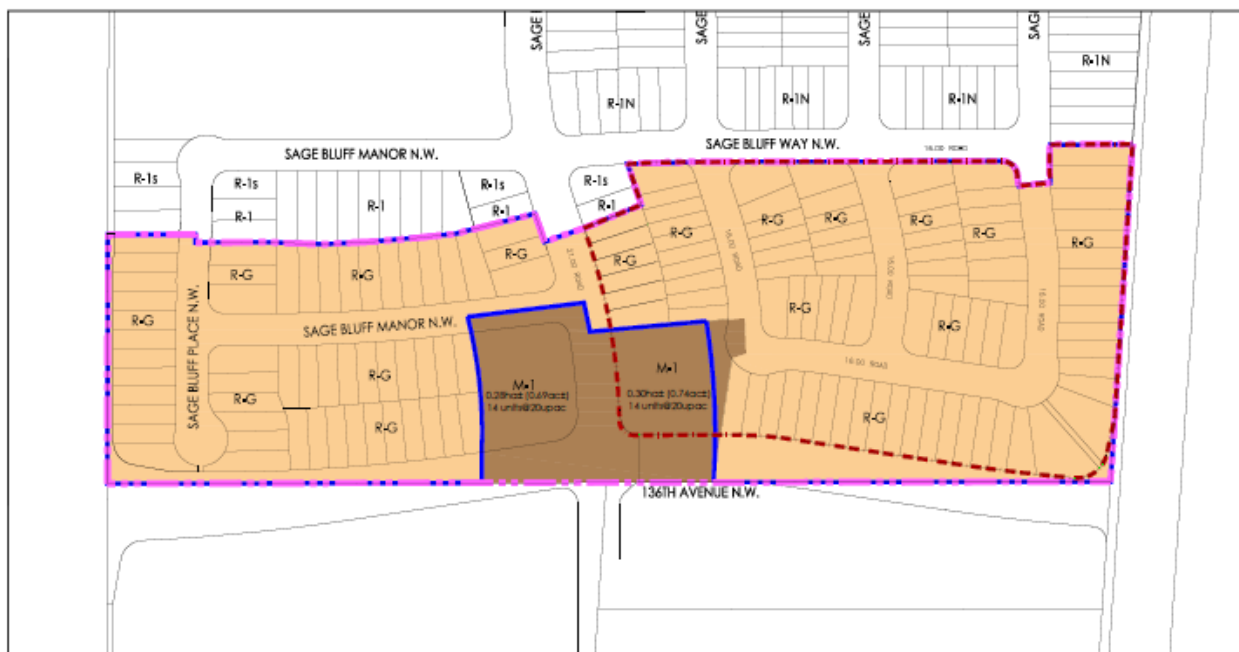
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APPENDIX IV



Existing Land Use Map with  
 Approved Outline Plan Layout  
 1:1250



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**Proposed Land Use Plan**

*Note: Proposed Subdivision Layout as per  
Non-Conforming Tentative Plan SB2017-0295*

1:1250