

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

EXECUTIVE SUMMARY

In 2001 April, Council adopted the Symons Valley Community Plan (Area Structure Plan). The Area Structure Plan (ASP) provides a policy framework for development of approximately 1,410 hectares (3,484 acres) of land, anticipated to provide for approximately 54,000 residents. The overall ASP area is now approximately 75 percent built-out and the 2016 population was 34,562. Amendments are proposed to undeveloped portions of the ASP's Transit Oriented Planning Area, which represents approximately 20 percent of the remaining undeveloped lands within the overall ASP area. The objectives of these amendments are to:

- change the Regional Commercial land uses planned for portions of the Transit Oriented Planning Area to provide for multi-residential development;
- provide policies to guide development of civic and mixed uses on a site previously identified for office and employment uses; and
- remove density bonus provisions identified as a barrier to development.

The anticipated outcomes of these changes are:

- multi-unit development that will progress and be realized due to land use policies that are more aligned with market conditions;
- civic projects (including a library and community spaces) that will be enabled through appropriate land use policies; and,
- mixed use development enabled at transit supportive densities adjacent to a Transit Hub.

Resident support for the revised land use approach has been strong and has far outstripped any opposition or negative comments. Many nearby residents support the proposed amendments because the resulting scale and intensity of development would be more compatible with the neighbourhood context. Residents also supported community amenities that would be enabled through the policy amendments.

Amendments to the ASP are presented in APPENDIX I. Three new or amended land use concept areas are proposed, each with a policy section to guide future development. Amended policies regarding mobility, utilities and the treatment of Municipal Reserve are also provided. As many of the maps date from 2001, several have been updated to reflect current locations of development and infrastructure.

This policy amendment project followed the Developer Funded ASP (DFA) program model and involves three landowners: Genesis Land Developers, Anderson Builders, The City of Calgary (Facilities Management), as directed by Notice of Motion NM2016-32 (2016 November 28).

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

PREVIOUS COUNCIL DIRECTION

On 2016 November 28, initiated by Councillor Joe Magliocca, Council approved Notice of Motion NM2016-32:

WHEREAS several landowners are interested in amending portions of the Symons Valley Community Plan;

AND WHEREAS a comprehensive planning approach is recommended,

AND WHEREAS the experience of the Developer Funded Area Structure Plan Program yielded benefits for the landowners and the City of Calgary in time, innovation, and cooperation,

NOW THEREFORE BE IT RESOLVED that Council direct Administration to undertake agreement with the landowners to amend the Symons Valley Community Plan using the Developer Funded model.

On 2008 December 08, Council adopted proposed amendments to the Symons Valley Community Plan Area Structure Plan (ASP), in accordance with Land Use Planning and Policy recommendation.

On 2001 April 02, Council adopted Bylaw 6P2001, A Bylaw of The City of Calgary Adopting the Symons Valley Area Structure Plan, as amended.

ADMINISTRATION RECOMMENDATION(S)

2017 July 27

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 55P2017; and

1. **ADOPT** the proposed amendments to the Symons Valley Community Plan (Area Structure Plan), in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 55P2017.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

REASON(S) FOR RECOMMENDATION:

The proposed amendments respond to the direction from Council to work with landowners to amend the Symons Valley Community Plan. The amendments provide a coordinated approach to adjusting the land use strategy for the subject lands in which all landowners participated. The proposed amendments meet landowner objectives for policies that enable and allow development to be realized, and meet City objectives to see development proceed in accordance with the policies of the Municipal Development Plan (MDP). The proposed amendments respond to: changing market conditions that are showing a reduced need for Regional Commercial land uses; interest from the private sector to build transit oriented, multi-residential development; and, interest from The City and Civic Partners to invest in the area to provide local and regional amenities. Additionally, these amendments to the Symons Valley Community Plan advance the following MDP goals (from the Key Directions for Land Use and Mobility):

- Goal 2. Provide more choice within complete communities
- Goal 3. Direct land use change within a framework of nodes and corridors
- Goal 4. Link land use decisions to transit
- Goal 5. Increase mobility choices
- Goal 7. Create complete streets
- Goal 8. Optimize infrastructure

ATTACHMENTS

1. Proposed Bylaw 55P2017
2. Proposed Symons Valley Community Plan Document
(Schedule A of Bylaw 55P2017)

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

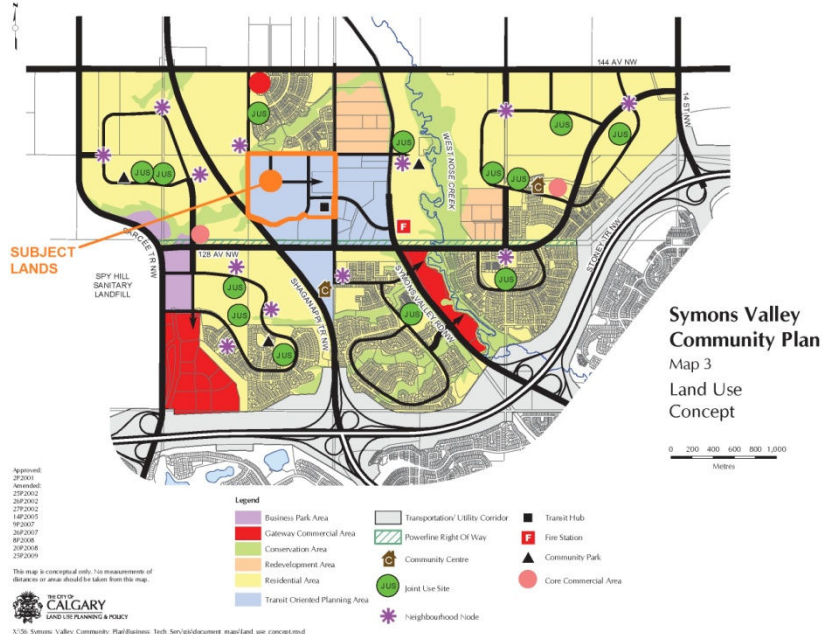
MAP 36NW

LOCATION MAPS

Subject Lands – city context



Subject lands – ASP context



POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Symons Valley Community Plan (Area Structure Plan) (APPENDIX I and APPENDIX II).

Moved by: R. Wright
Absent: D. Leighton

Carried: 7 – 0

2017 July 27

AMENDMENT: Amend amendment (j), section 5.14.2 (1)(a)(ii) after “retail, and before “and commercial uses” delete “office”.

Moved by: A. Palmiere
Absent: D. Leighton

Carried: 7 – 0

AMENDMENT: Amend amendment (m), section 5.16.2(2)(d) delete “Where this cannot be achieved, other building design elements should be added to provide orientation and interest for pedestrians.”

Moved by: A. Palmiere
Absent: D. Leighton

Carried: 7 – 0

AMENDMENT: Amend amendment (d) before “should be located above” delete “Residential Units” and insert “Dwelling Units”.

Moved by: A. Palmiere
Absent: D. Leighton

Carried: 7 – 0

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

Applicant and Landowners Involved:

Applicant:

B&A Planning Group

Landowners:

Genesis Land Development Corp. Sage
Hill Dev./Anderson Builders
The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The area subject to the proposed policy amendments comprises approximately 42 hectares (104 acres) located in the city's northwest. The site features two significant coulees designated as Environmental Reserve. One coulee runs east west through the middle of the site. The other runs north south and forms the west boundary of the site. The north boundary of the site is Sage Valley Boulevard NW (136 Avenue NW). The east boundary of the site is Sage Hill Drive NW (37 Street NW). The south boundary of the site is Sage Hill Gate NW and Sage Hill Boulevard NW. The site generally slopes from the northwest to the east/southeast.

Development in the vicinity of the site includes regional commercial uses located to the south. Low and medium density residential uses are located north and east of the site. Townhome development and the community of Nolan Hill exist to the west.

In 2001 April, Council adopted the Symons Valley Community Plan (Area Structure Plan). The Area Structure Plan (ASP) provides a policy framework for development of approximately 1,410 hectares (3,484 acres) of land, anticipated to provide for approximately 54,000 residents. The Plan area is now approximately 75 percent built-out and the 2016 population was 34,562. The area subject to the proposed policy amendments (the amendment area) represents approximately 20 percent of the remaining undeveloped lands within the overall ASP area.

This amendment area was identified in 2008 as the location of a future Transit Hub and Bus Rapid Transit (BRT) facility. ASP Amendments were also adopted at the time to provide for high density residential, office and employment uses. Corresponding land uses were approved to provide for residential tower forms up to 40 stories, large format retail/commercial, and destination office development. At maximum build-out this would have provided for approximately 4,500 residential units, 1.2 million square feet of retail programming, and over 1.0 million square feet of office development. These development intensities are often found in areas like the downtown or Activity Centres in the Developed Area (per MDP Map 1). Achieving the full development intensity of this policy framework in the context of a Developing Greenfield Area was overly optimistic given the context.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

LAND USE DISTRICTS

The proposed policy amendments provide direction for future Land Use Amendments and Outline Plans. Administration expects the Landowners to submit land use and Outline Plan applications pending Council decision on these policy amendments.

LEGISLATION & POLICY

The following policies influenced the development of the proposed amendment to the Symons Valley Community Plan:

	Adopted
• South Saskatchewan Regional Plan	2014
• Municipal Development Plan (MDP); including portions of the:	2009
○ New Community Planning Guidebook (NCPG)	2013
• Calgary Transportation Plan (CTP)	2009
• North Regional Context Study (NRCS)	2010

The Urban Structure Map of the MDP (MDP, Part 7, Map 1) identifies these lands as part of a Community Activity Centre. This typology is intended to provide a concentration of population and jobs at strategic locations throughout the city and represent a local destination for multiple communities. The MDP and the NCPG also provide policy direction regarding development of the Community Activity Centre typology. The MDP and NCPG policies have been observed in development of the proposed policy amendments.

Proposed Policy Amendments

The proposed amendments to the land use strategy and the accompanying policies for lands within the Transit Oriented Planning Area have three objectives:

- to change regional commercial land use areas to provide for multi-residential development;
- to remove density bonus provisions that have been identified as a barrier because of the additional costs they impose on development; and
- to provide for civic and mixed use development on a site previously identified for office and employment uses.

The proposed amendments also provide a policy framework to achieve the minimum intensity threshold of 150 jobs and population per hectare required for a Community Activity Centre by the MDP. The following table compares the development statistics for the existing policies as compared to what is expect following the amendment.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

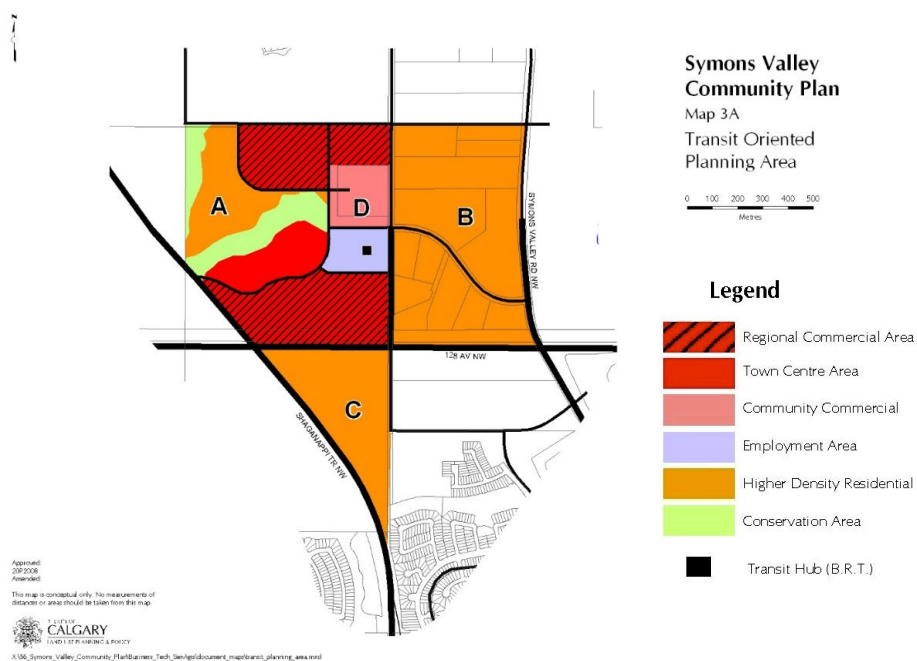
The following table illustrates the significant decrease in anticipated commercial area and maximum intensity for the amendment area, while showing the proposed amendments still deliver development that meets the minimum intensities targets required by the MDP. Maximum intensities of the proposed policies will be determined through new land use districts and the outline planning process.

	Population		Units		Commercial (m ²)		Intensity (p+j/ha)	
	Minimum	Maximum	Min	Max	Min	Max	Min	Max
Before amendment	3360	8415	1980	4950	38000	204461	114	359
After amendment	4800	tbd	2200	tbd	24000	tbd	150	tbd

Changes to Regional Commercial Areas

Approximately 25 hectares (60 acres) within the Transit Oriented Planning Area (TOPA) is identified for Regional Commercial development as shown on ASP Map 3A below. Roughly 13 hectares (33 acres) has been developed in the southwest of the TOPA for large format retail uses (RioCan, Sage Hill Crossing). The Regional Commercial Area in the north of the TOPA remains undeveloped. Several market and retail studies have indicated that competition from nearby regional commercial centers at Beacon Hill Centre, Creekside Crossing, and nearby super-regional centres like Cross Iron Mills, have reduced the feasibility of additional regional commercial development in this location.

Existing - Transit Oriented Planning Area – Map 3A

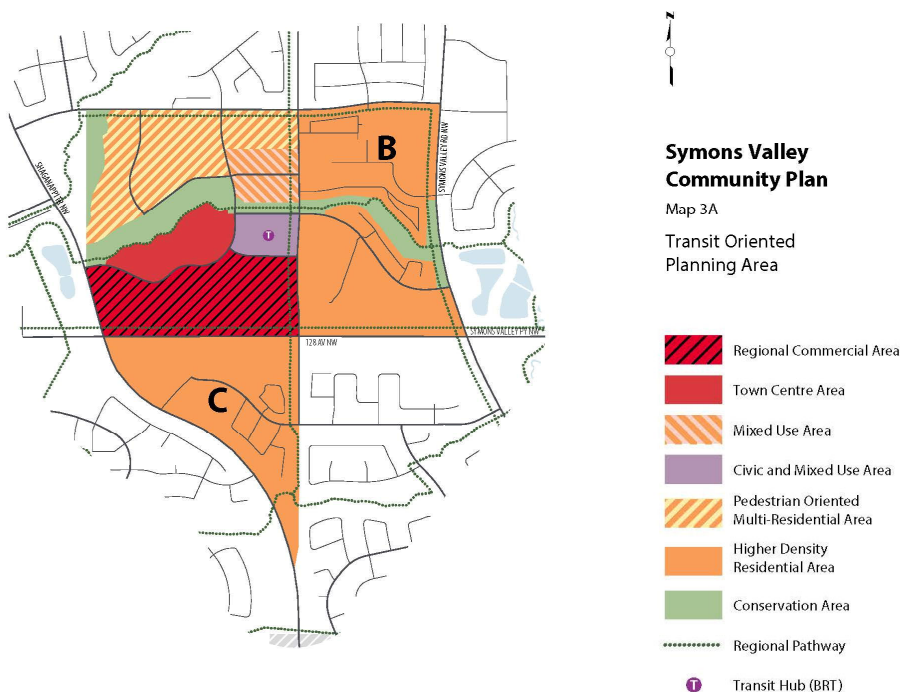


**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

The proposed amendments combine the undeveloped Regional Commercial Area in the north of the TOPA with lands to the west identified for higher density residential. A new land use category called the Pedestrian Oriented Multi-Residential Area is proposed to cover this combined area. Both Administration and the landowners believe there is a market for multi-residential development in this location. Analysis completed by Administration based on historical and future assessment of unit absorption suggest the area will build out in between 15 to 20 years.

Proposed - Transit Oriented Planning Area – Map 3A



Pedestrian Oriented Multi-Residential Area

Policies for the new Pedestrian Oriented Multi-Residential Area aim to achieve:

- a mix and variety of building forms creating a vibrant and interesting neighbourhood meeting or exceeding the intensity targets of the MDP;
- a high degree of pedestrian connectivity throughout the area; especially to the coulee and BRT hub;
- comprehensive planning and urban design to create a sense of place and identity;
- mechanisms to investigate additional open space for this area; and
- sustainability and renewable energy features including: solar panels, sustainable building practices, alternative energy solutions.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

Changes to Density Bonus Provisions to Support Mixed Use Development

A comprehensive set of density bonus policies were applied to the TOPA in 2008. These policies were adopted in response to very high land use (up to 5 FAR) densities being sought at the time by area landowners and ultimately approved by Council.

A landowner (Anderson Builders) has identified these density bonus requirements as a significant impediment to mixed use development of the 4.75 hectare (11.75 acre) site directly north of the future Transit Hub. They have provided The City with analysis indicating they would be subject to a bonus payment requirement of approximately \$8 million in order to gain permission for their scheme to build approximately 1100 residential units.

This site is identified as Site D, Community Commercial, on the Existing TOPA - Map 3A). Their aim is to build approximately 1,100 units of affordable rental housing on the site in a 6-storey, mid-rise form. Current density bonus provisions establish that payment for a variety of amenities must be provided when more than 350 units are proposed. The bonus amenities contemplated in the Plan are provision of: community amenity space (for not for profit community organizations), publicly accessible private open space, affordable housing units (operated by a non-market provider), and contributions to a community enhancement fund.

Several of these amenities are already provided in the area, or will be provided through the course of regular development and need not be the subject of acquisition through a bonus scheme. For example: community amenity space is part of the programming contemplated for the City owned lands (Civic and Mixed Use Area); large areas of open space in the form of Environmental and Municipal Reserve (MR) are already present in the area (with additional MR to be provided on the Anderson development through the subdivision process); and, although the anticipated development is not for non-market affordable housing units, Anderson's proposal to build market rental housing contributes important housing choice adjacent to a future BRT site.

Expert analysis and rationale was received with a proposal to remove the bonus requirements from the site. The analysis made a number of important points:

- 1) Density bonus schemes are more effective in more urban parts of the city where allowable development densities are already high before bonusing requirements are triggered;
- 2) With sufficiently high base densities, the cost of additional bonus density (usually in the form of extra-floors on a multi-storey building) is low relative to the incremental benefit of additional marketable floorspace, and thus attractive to developers;
- 3) When bonusing schemes are established with base densities that are too low, the cost of purchasing substantial amounts of additional density can make projects unfeasible; and

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- 4) Higher density development adjacent to the future Transit Hub is desirable and delivers a form of community benefit in its own right through the potential to easily optimize the use of transit services.

Administration concurs with the analysis and rationale provided by the Applicant. Administration conducted an analysis of Development Permit applications on other nearby properties also subject to the density bonus policies of the ASP. The analysis found all the applications were limited to the base densities, below the threshold where bonus requirements are triggered. These findings suggest the bonus scheme is functioning more as a limitation on development than a tool to encourage density and provision of amenities in this ASP area.

Policies have therefore been included to remove the density bonus provisions related to lands within the amendment area as the existing policies create an obstacle to realizing transit-supportive densities in this location. In addition, significant public and community amenities are either existing or planned for the neighbourhood.

In light of the proposed amendments to the density bonus policies, policies have been included that amend the Community Commercial Area policies with policies to guide more intensive mixed use development and ensure design and development proceed in accordance with best practice.

Civic and Mixed Use Development

A future Transit Hub (BRT) is identified for the 2.8 hectare (7 acre) parcel within the TOPA identified as Employment Area. The existing policy and Map 3A identify this area for office and employment uses.

The proposed ASP amendments change the existing office/employment policy intent for this site to Civic and Mixed Use in order to support The City of Calgary development of a public library and other civic or complementary uses in addition to the Transit Hub and BRT station.

This area is now identified on existing Map 3A as Civic and Mixed Use Area; additional policies are provided regarding civic-oriented land uses and park and ride facilities. Although the full suite of civic uses has not yet been finalized, these amendments adjust the current policy for the site which is too narrowly focused on office/employment uses. The proposed policy changes more closely reflect anticipated development and create more flexibility for other civic uses on this site.

TRANSPORTATION POLICIES AND NETWORK

The proposed Transit Hub will be the key transportation feature within the subject lands and will be an important piece of transportation infrastructure for the overall ASP area. Increasing and enhancing Transit services (including Park and Ride) for the area will positively affect mobility choices in this part of the city.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

Transportation and mobility policies affecting the site have been designed to support pedestrian and cyclist connectivity from future development to the Transit Hub. These connectivity objectives will be achieved by implementing the pedestrian oriented mobility policies including the requirement to complete a connectivity assessment at the time of Outline Plan and development. Policies have also been included that contemplate features that benefit pedestrians such as mid-block crossings and on-street parking. Urban design requirements are also in place to support the quality of the pedestrian environment. Cyclist connectivity will be achieved through the use of on-street cycling facilities, multi-use pathways and connections to a regional pathway network.

Components of the transportation network serving the development were designed under the previous land use scenario. These proposed amendments make use of existing infrastructure by ensuring the proposed new collector road serving the amendment area will be aligned with existing infrastructure.

The subject area has multiple accesses to the adjacent transportation network for pedestrians, cyclists, transit and vehicles. At the proposed build-out timeframe, the adjacent road network provides connectivity in all directions.

The subject area is well serviced by arterial roadways with capacity for 20,000 to 35,000 vehicles per day. They include:

- east of subject area - Sage Hill Drive/37 Street NW
- west of subject area - Shaganappi Trail NW
- north of subject area - 144 Avenue NW
- south of subject area - Symons Valley Parkway NW

In the immediate vicinity of the ASP amendment area, there are three arterial roadways that provide connections to, and over, Stoney Trail NW at: Sarcee Trail NW, Shaganappi Trail NW and Symons Valley Road NW. The connections consist of grade-separated interchanges.

A Transportation Impact Assessment was received for information. Intersections local to and surrounding the subject plan area will be re-evaluated for appropriate intersection control and geometry at the Land Use / Outline Plan stage.

UTILITIES & SERVICING

Water servicing of the amendment area will be achieved through the extension of the adjacent existing distribution network. The amendment area is serviced by two pressure zones, the Big Hill East pressure zone and the Spy Hill East pressure zone. No capital upgrades are required. There will be some onsite, local network infrastructure required to service individual sites, which will be further evaluated at the Outline Plan stage.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

The amendment area is serviced by two sanitary catchments. Sanitary servicing of the amendment area will be achieved through the extension of the existing sanitary servicing network. No capital upgrades and no downstream upgrades are required.

The amendments, as proposed, will not increase the post-development impervious area within this portion of the Plan Area when compared to the existing land use scenario. As such, existing stormwater infrastructure is sufficient to service the amendment area, with no capital upgrades required. Current Nose Creek Watershed Water Management Plan targets will be satisfied.

Revised policies are proposed to the Utility Infrastructure section of the ASP (Section 8.1, ASP p.59). These changes are more housekeeping in nature and bring the document into alignment with other ASPs, Area Redevelopment Plans (ARPs), and updated Community Planning documents. The updated Servicing Policies provide increased clarity for Applicants in subsequent phases of approvals.

ENVIRONMENTAL ISSUES

None.

ENVIRONMENTAL SUSTAINABILITY

Policies have been included to further encourage renewable energy, green building approaches and district energy systems. Implementing these features has recently been made easier with the establishment of provincial and federal incentive programs stemming from carbon pricing initiatives and public policy supporting greenhouse gas reduction.

GROWTH MANAGEMENT

This area does not require any further municipally funded infrastructure. Any infrastructure required to service the development would be an obligation borne by the developer.

PUBLIC ENGAGEMENT

A face-to-face public open house was hosted by Administration on the evening of 2017 February 22, and attended by 50 people. Input from this forum was collected via a paper feedback form. Additional engagement was conducted through an online component with a feedback form available from 2017 February 22 to 2017 March 07. Twenty-one participants provided their views online.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

Citizen comments can be summarized as falling within the following themes:

- general support for replacing the regional commercial area with medium density multi-residential uses;
- desire to maintain green spaces, parks and preserve natural areas;
- create pedestrian and cycling connections through the land to the coulee and future bus rapid transit area;
- support for community amenities such as the future public library and development of the transit hub;
- requests for small scale gathering spaces such as coffee shops, a community centre, recreation centre, and an off-leash dog park; and,
- Concerns raised included the potential for increased traffic and parking issues.

The proposed policies are attentive to the perspectives and concerns of citizens. Citizens were concerned with the scale of the existing development scenario that included the potential for residential towers (up to 40 storeys) and more big-box commercial development. The proposed policies aim to realize development that is more modest in scale, which was supported by citizen comments.

Citizen desire to maintain and protect green spaces and natural areas is represented in the existing Conservation Area policies of the ASP (Section 5.7) and new policies regarding parks and pathways in the Transit Oriented Planning Area. Furthermore, the alignment of the collector road through the Pedestrian Oriented Multi-Residential Area has been designed to ensure that the adjacent natural areas are protected and enhanced where possible.

A high degree of connectivity (for pedestrians and cyclists) through the amendment area will be ensured through an evaluation of future Outline Plan/Land Use Amendments using a connectivity index.

The Civic and Mixed Use Area will allow a range of uses that could provide additional community amenities beyond the public library and BRT. Some community amenity suggestions, such as providing a recreation centre, are not specifically addressed in the policies; however, the policy is flexible enough to allow such uses if they are proposed in the future.

Concerns regarding parking and traffic issues will be addressed through the Outline Plan/Land Use Amendments and subsequent Development Permit reviews.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

Applicant Engagement

Significant engagement with the Applicants and their consultant teams took place throughout this process. A kick-off workshop and regularly scheduled meetings allowed Administration and the applicants to work collaboratively to develop the proposed policies. Many of the Applicants' requests shaped the policy amendments. These included changing the land use concept from regional commercial to multi-residential, removing the bonus density provisions, and increasing the flexibility of the types of uses that will be allowed on the Civic and Mixed Use Area.

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX I

PROPOSED AMENDMENTS TO THE SYMONS VALLEY COMMUNITY PLAN

- (a) Delete Section 4.2 entitled “Policy Approach” and replace with revised Section 4.2 “Policy Approach” as follows:

“Section 5.0 of the Community Plan contains policies that apply to the areas and symbols shown on the Land Use Concept Map.

The remaining sections of the Community Plan include policies that address land use, transportation, servicing, growth management, community vitality and implementation. These policies apply throughout the Symons Valley area unless specifically noted.”

- (b) In Section 5.10.2 delete policy (1)(a) in its entirety and replace with the following:

“(a) The predominant use of land within the Transit Oriented Planning Area shall be residential, commercial, civic, and mixed uses, as identified on Map 3A.”

- (c) In Section 5.10.2 insert the following new section:

“(3) The policies of the New Community Planning Guidebook S.2.5 regarding Community Activity Centres shall apply to the following areas: Town Centre, Pedestrian Oriented Multi-residential, Mixed Use, Civic & Mixed Use Area.”

- (d) In Section 5.12.2 delete policy (1)(c) in its entirety and replace with the following:

“(1)(c) Residential units should be located above grade, and may be considered appropriate at grade at the discretion of the development authority.”

- (e) In Section 5.12.2 delete policy (1)(e) in its entirety and replace with the following:

“(1)(e) The Town Centre Area may contain one or more sites for a retail community-scale food store.”

- (f) In Section 5.12.2(5)(c) delete policy (vii) in its entirety and replace with the following:

“(vii) Dwelling units should be located above grade, and may be considered appropriate at grade at the discretion of the development authority.”

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (g) In Section 5.13 replace the heading “Employment Area” with “Civic and Mixed Use Area”.

- (h) In Section 5.13 delete 5.13.1 in its entirety and replace with the following:

“5.13.1 Purpose

The purpose of this area is to accommodate a variety of civic and mixed uses and facilities including a public library, a Transit Hub (BRT), and other complementary public and private uses. The site will provide a concentration of civic uses within the Transit Oriented Planning Area and will serve as a focal point for community services.”

- (i) Delete Section 5.13.2 in its entirety and replace with the following:

“5.13.2 Policies

(1) Composition of Civic and Mixed Use Area

- (a) Subject to the policies of this plan:

- (i) civic and community service uses will be the defining use of land within the Civic and Mixed-Use Area and shall include a public library and Transit Hub (BRT);
- (ii) the Transit Hub (BRT) will provide express, cross-town and feeder bus services, and shall be provided along with a park and ride facility to be provided for transit users in this area; and
- (iii) other public and private uses, including but not limited to employment-related uses, multi-residential, recreational or institutional uses will be allowed within the Civic and Mixed-Use Area where the uses are determined to be:
 - (A) complementary to the Civic uses on the site;
 - (B) consistent with the purpose of this area; and
 - (C) supportive of the vitality of the Community Activity Centre.

- (b) The general categories of uses identified under (a) above shall be refined through the land use districts applied within the Civic and Mixed-Use Area.

(2) Development within the Civic Area and Mixed Use Area

- (a) The BRT station area should:

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (i) provide park and ride parking with the goal of accommodating approximately 15 percent of weekday peak period transit trips within the market area. Innovative approaches to providing shared Park and Ride parking that make more efficient use of land shall be investigated such as: shared parking, off-site parking, and structured parking serving multiple users;
 - (ii) include transit supportive facilities and amenities such as convenient and high-quality bicycle parking (meeting or exceeding the standard of Class 1 bike parking);
 - (iii) be a strong focal point for the neighbourhood;
 - (iv) provide convenient transit stops and a well-defined pedestrian pathway system providing efficient access for the immediate area; and
 - (vi) accommodate temporary civic or recreational activities/events when appropriate.
- (b) Any retail and commercial uses should:
 - (i) be located on the ground floor within principal buildings; and
 - (ii) be small-scale and ancillary to the principal use within buildings.
- (c) Ultimate build-out of the Civic and Mixed-Use Area:
 - (i) shall achieve an overall minimum intensity of 150 (p+j/ha). Tracking and monitoring intensity shall take place in accordance with the Implementation Policies of this plan (Section 11.1.2) except that a Phase 1 Park and Ride facility may be excluded from the intensity calculation to allow logical phasing of regional-serving Bus Rapid Transit facilities; and
 - (ii) the progression to full build-out may occur in lower intensity phases as surface parking use will need to transition to a configuration that is more land efficient and optimized. The Master Concept Plan will demonstrate how ultimate build-out will be achieved through successive phases of development.
- (d) Innovative green building technology, renewable energy sources, and district energy approaches should be considered in support of Outline Plan/Land Use Amendment, and Development Permit applications, where feasible.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

(3) Design of Civic and Mixed Use Area

- (a) The Civic and Mixed-Use Area should be designed to provide an environment that favours street level activity, supports pedestrian connection, gathering and circulation, in accordance with the Design Guidelines contained in Appendix 1. The design shall provide:
 - (i) a well-defined outdoor public area or community gathering place such as a plaza and/or main street as a focal point within the area;
 - (ii) strong and direct internal pedestrian routes connecting buildings and BRT transit facilities with the community gathering place or focal point;
 - (iii) street furniture, landscaping and amenities to provide a comfortable and enhanced environment for pedestrians and cyclists; and
 - (iv) parking design, traffic calming and traffic management measures to ensure pedestrian safety and the pedestrian oriented character of the area are maintained.
- (b) A Master Concept Plan shall guide development of the Civic and Mixed Use Area and will be required in support of initial Outline Plan/Land Use and/or Subdivision applications. The Master Concept Plan shall provide information regarding:
 - (i) the mix of uses considered for the area;
 - (ii) details of the anticipated built form;
 - (iii) the design objectives identified in (a); and
 - (iv) information regarding phasing of development and how the MDP intensity targets will be achieved.

(4) Evaluation of Civic and Mixed Use Area

- (a) Prior to Outline Plan/Land Use and Development Permit application approval, the Applicant shall demonstrate that any proposed development within the Civic and Mixed Use Area complies with:
 - (i) the policies of this section;
 - (ii) the Design Guidelines identified in Appendix 1; and
 - (iii) the Master Plan for the Civic and Mixed Use Area.”

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (j) Delete Section 5.14 in its entirety and replace with revised Section 5.14 as follows:

"5.14 Mixed Use Area

5.14.1 Purpose

The purpose of this area is to accommodate comprehensively planned mixed use development including opportunities for retail, commercial, office and residential uses. The Mixed Use area will feature pedestrian oriented pathways and a public realm that support pedestrian movement and comfort, and facilitates connection to adjacent lands.

5.14.2 Policies

(1) Composition of the Mixed Use Area

(a) Subject to the policies of this plan:

- (i) development provided within this area should be in a mid-rise built form, between 4 and 10 stories;
- (ii) retail, office and commercial uses should be the predominant ground floor use within the Mixed Use Area;
- (iii) multi-residential development should be provided in the Mixed Use area as the complementary use in buildings with ground floor retail, commercial and office uses;
- (iv) ground floor residential and live-work uses may be considered appropriate within the Mixed Use area where they:
 - are determined to be subordinate to the ground floor retail, commercial and office uses; and
 - take their primary access from grade.
- (v) institutional uses may be allowed where deemed compatible and appropriate to the satisfaction of the Approving Authority;
- (vi) public open space and amenities shall be provided within this area and integrated with the portion of the Conservation Area along the southern boundary of the site, and in accordance with the Parks and Pathways policies in Section 6.2.2(6);
- (vii) innovative green building technology, renewable energy sources, and district energy approaches should be considered in support of Outline Plan/Land Use Amendment, and Development Permit applications, where

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- feasible; and
 - (viii) the Mixed Use Area shall achieve an overall minimum intensity of 150 (p+j/ha). Tracking and monitoring intensity shall take place in accordance with the Implementation Policies of this plan (Section 11.1.2).
- (2) Design of Mixed Use Area
 - (a) The Mixed Use Area shall be comprehensively-designed in accordance with the Design Guidelines contained in Appendix 1 and the policies in Section 6.5.2.(3) (excepting out policies 3(a)(ii) & 3(b)(iv)); and
 - (b) The Mixed Use Area should contain as part of its design, well-defined pedestrian-oriented features in accordance with the Design Guidelines in Appendix 1; these features are to achieve strong and direct connectivity to adjacent areas and internally throughout the site.
- (3) Application Requirements for the Mixed Use Area
 - (a) A Master Concept Plan shall be prepared for development of the Mixed Use Area in accordance with 5.14.2(2) and be required prior to the approval of initial development. The Master Concept Plan shall be required in support of Outline Plan/Land Use and/or Subdivision applications and shall describe the following:
 - (i) overall site design and urban design attributes;
 - (ii) the anticipated built form and interface of development with the public realm;
 - (iii) the interface of development with adjacent properties, streets, natural features, illustrating smooth integration of development; and
 - (iv) how slope adaptive design approaches will be used to manage elevation changes across the site.
 - (b) As part of the submission of an Outline Plan/Land Use application within the Mixed Use Area the following information shall be provided:
 - (i) the Master Concept Plan noted in (a) above;
 - (ii) a Transportation Impact Analysis;

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (iii) a Transportation Connectivity Analysis; and
 - (iv) any additional information determined necessary by the Approving Authority.
 - (4) Evaluation of Mixed Use Area
 - (a) Prior to approval of an Outline Plan/Land Use or Development Permit application, an Applicant shall demonstrate that any proposed development within the Civic Area complies with:
 - (i) the Design Guidelines identified in Appendix 1; and
 - (ii) the Master Concept Plan for the Mixed Use Area.”
- (k) In Section 5.16.2(1) delete references to Site A and Site D in the table.
- (l) Renumber Section 5.16 entitled “Density Bonus” to 5.17 entitled “Density Bonus”
- (m) Insert a new Section 5.16 as follows:

“5.16 Pedestrian Oriented Multi-Residential Area

5.16.1 Purpose

The purpose of the Pedestrian Oriented Multi-Residential Area is to accommodate multi-residential development where the design of buildings, roadways and the public realm provides an overall neighbourhood design that is distinctive, encourages walking and cycling, and includes a network of mobility connections serving both the neighbourhood and linking to the Civic and Mixed Use Area, Town Centre Area and Conservation area.

5.16.2 Policies

(1) Composition of the Pedestrian Oriented Multi-Residential Area

 - (a) The predominant use of land within the Pedestrian Oriented Multi-Residential Area, as identified on Map 3A, shall be multi-residential development in a variety of building forms that contributes to achieving the overall population and jobs intensities as outlined in 5.16.1(g).
 - (b) Innovative green building technology, renewable energy sources, and district energy approaches should be considered in support of Outline Plan/Land Use, and Development Permit applications, where feasible.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (c) The introduction by the developer of traffic demand management measures is encouraged in order to support the pedestrian character and orientation of the neighbourhood.
- (d) Open space, consisting of soft and / or hard landscaped areas, should be provided within the Pedestrian Oriented Multi-Residential Area to meet the active and/or passive recreational needs of residents, within sites or through more neighbourhood scale amenity areas, as explored through the Outline Plan and Land Use application process.
- (e) A pedestrian overpass should be provided across the coulee between the Pedestrian Oriented Multi-Residential Area and the Town Centre.
- (f) Local and ancillary commercial uses could be accommodated within this area to:
 - (i) meet the needs of the residents; and
 - (ii) be comprehensively designed within a pedestrian oriented environment, consisting predominantly of smaller scale supportive businesses and shops.
- (g) Live/work development is encouraged within this area to provide accessible small scale services within the neighbourhood and to integrate with the residential character of the neighbourhood and adjacent residential development.
- (h) The Pedestrian Oriented Multi-Residential shall achieve an overall minimum of intensity of 150 (p+j/ha). Tracking and monitoring intensity shall take place in accordance with the Implementation Policies of this plan, (Section 11.1.2).

(2) Design of the Pedestrian Oriented Multi-Residential Area

- (a) Development within the Pedestrian Oriented Multi-Residential Area shall be designed in accordance with the Design Guidelines contained in Appendix 1 and the Master Concept Plan supporting Outline Plan and Land Use Amendments.
- (b) Development parcels identified through Outline Plan should target 1 ha (2.5 acres) in order to provide for a fine grained network of streets and blocks supporting enhanced pedestrian connectivity and site permeability.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (c) Where parcel sizes identified by Outline Plan exceed 1 ha, publically accessible, private pathways should be provided through the sites to ensure a high degree of connectivity and site permeability. The general configuration of these sub-block connections will be identified through the Outline Plan, and further detailed and implemented through the development process.
 - (d) Development should front directly on streets and be designed to include front door entrances, and patios that establish an active edge. Where this cannot be achieved, other building design elements should be added to provide orientation and interest for pedestrians.
 - (e) Sound walls should not be required or accommodated within the Pedestrian Oriented Multi-Residential Area.
 - (f) The highest intensity multi-residential development should be located closest to the Civic and Mixed Use Area and the Transit Hub.
 - (g) Low-density residential development shall not be provided within this area. Certain low-density, ground oriented forms may be considered in limited areas, if they can demonstrate strong examples of design innovation and sustainability.
- (3) Open Space within the Pedestrian Oriented Multi-residential Area**
- (a) As Municipal Reserve for this area has been provided through previous off-site dedication, endeavour to provide publically accessible open space features to serve the Area, where feasible.
 - (b) Provision of publically accessible open-space within the residential neighbourhood shall be explored through the Outline Plan and Land Use process. The following mechanisms should be investigated and considered where feasible and appropriate:
 - (i) voluntary over dedication of Municipal Reserve;
 - (ii) provision of publically accessible, private open space;
 - (iii) design approaches to consolidate private amenity space along interface with public lands or streets;
 - (iv) dedication of reserve from other locations; and
 - (v) City land purchase.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

(4) Outline Plan/Land Use application review within the Pedestrian Oriented Multi-Residential Area

- (a) As part of the submission of an Outline Plan/Land Use Amendment application within the Pedestrian Oriented Multi-Residential Area the following information shall be provided:
- (i) a Master Concept Plan for the application area that does the following:
 - identifies the proposed land uses and configuration;
 - provides information on the anticipated built form;
 - provides information regarding design characteristics or theming of any neighbourhood precincts;
 - provides approaches to slope adaptive design, as required; and,
 - addresses interface conditions with roads, natural features and illustrates integration with adjacent mixed use areas.
 - (iii) a Transportation Impact Analysis;
 - (iv) a Transportation Connectivity Analysis; and
 - (iv) any additional information determined necessary by the Approving Authority.

(5) Evaluation of Pedestrian Oriented Multi-Residential Area

- (a) Applicants shall demonstrate that any proposed development within the Pedestrian Oriented Multi-Residential Area complies with:
- (i) the Design Guidelines identified in Appendix 1, and
 - (ii) the Master Concept Plan for the Pedestrian Oriented Multi-Residential Area.”

- (n) After Section 6.2.2(5) insert the following new section:

“(6) Parks and Pathways Within Transit Oriented Planning Area

- (a) The following policies apply to the areas on Map 3A identified as: Town Centre, Pedestrian Oriented Multi-residential, Mixed Use, Civic & Mixed Use Area.
- (i) Where applicable and appropriate, provide a Municipal Reserve dedication that provides connectivity with Environmental Reserve sites.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (ii) Municipal Reserve lands should explore opportunities for design integration with adjacent private sites.
 - (iii) Municipal Reserve lands should provide programming that will consider density, age demographics, and community need.
 - (iv) Provide pathway connections for north-south and east-west pedestrian circulation within the community. This may include pathways within Municipal Reserve and Environmental Reserve lands, at Calgary Parks' discretion.
 - (v) For all lands adjacent to Environmental Reserves details shall be provided to Calgary Parks to determine suitability of interface and design integration.
- (o) After Section 7.3, insert the following new section:

"7.4 Mobility – Transit Oriented Planning Area

7.4.1 Purpose

The following policies apply to portions of the Transit Oriented Planning Area: Pedestrian Oriented Multi-residential Area, Mixed Use Area, Civic and Mixed Use Area, Town Centre Area. The mobility system envisioned for these areas will encourage sustainable modes of transportation and provide a highly connected network of paths, streets and transit routes as measured through the use of the Connectivity Index assessment tool.

7.4.2 Policies – Active Modes

The intent of these policies is to provide a safe and accessible pedestrian environment for people of all ages and abilities, and to provide mobility infrastructure and connections that will encourage local trips by foot and bicycle, and longer trips linked to the larger pathway network with destinations throughout Calgary.

(1) Location and Features

- (a) The pedestrian and cycling circulation network should serve the areas described in 7.4.1 above and achieve a connectivity index that either meets or exceeds an active modes connectivity index score of 1.9.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (b) Cycling facilities should be provided at a wide variety of destinations throughout the plan area at entrances to parks and open spaces.

(2) Public Realm

- (a) The crossings for pedestrians and cyclists should incorporate the use of distinctive pavement treatments that may include enhanced paint markings and differentiated paving materials to enhance crossing visibility.
- (b) Wayfinding and signage for pedestrians and cyclists shall be provided throughout the plan area to destinations within and beyond the Plan Area. This signage may be required as part of Outline Plan and Development Permit application where the site location is ideal for such signage.

(3) Circulation

- (a) In addition to recognizing the networks for Active Modes shown on Map 4: Transportation Concept, special consideration for pedestrian and cyclist safety and provision of direct pedestrian connections shall be made at the following locations:
 - (i) The central traffic circles crossing on Sage Hill Boulevard;
 - (ii) At the transit hub; and
 - (iii) At points where the active modes infrastructure connects with major road infrastructure.
- (b) In order to support mobility and connectivity for active modes, mid-block crossings will be evaluated at Outline Plan and Development Permit stages of development. Evaluation criteria will be used to ensure pedestrian and cyclist safety and function of the mobility network.

7.4.3 Policies – Street Network

The intent of these policies is to establish a street network that is pedestrian and transit-oriented and supports development, while allowing some components to adapt in response to changes in the wider transportation network. The street network for the Plan Area is well integrated with regional network connections and balances the needs of pedestrians, cyclists, transit and automobiles, using street cross-sections compliant with the *Complete Streets Policy*.

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

(1) Location and Features

- (a) The street network should be located as shown on Map 4: Transportation Concept.
- (b) Any new streets established as a part of a redevelopment application should be well connected to the existing network.
- (c) New local streets will be established as part of a Land Use Amendment and/or Outline Plan process without requiring an amendment to this Plan.
- (d) Residential street network classifications shall comply with the *Residential Street Design Policy*.
- (e) Principles of the *Complete Streets Policy* shall be applied when reconfiguring existing streets and designing new ones.

(2) Street Network Study Area

- (a) Streets within the Street Network, as shown on Map 4: Transportation Concept, are potentially subject to classification change without requiring an amendment to this Plan, pursuant to the following requirements:
 - (i) a demonstrated need based on regional network adjustments is documented in a transportation analysis; and
 - (ii) affected landowners have been consulted.

(3) Access Management

- (a) Individual parcels' access points to the street network should be minimized and preferably taken from lanes.

7.4.3 Policies - Parking Framework

(1) Location and Features

- (a) Minimum and maximum parking requirements may be evaluated on a site-by-site basis without a precedent-setting implication.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (b) Reductions to parking requirements may be considered where impacts to overall parking demand can be demonstrated to be minimal and are supported by a parking study and the Parking Policy Framework for Calgary and any subsequent parking policies.
 - (c) Areas dedicated to surface parking should be minimized. Underground parking for multi-residential uses and mixed uses is preferred.
 - (d) Rear lane access to both commercial and residential properties will be allowed and encouraged.
 - (e) Front yard parking and front drive garages in new developments should not be permitted as they are disruptive to a pedestrian-oriented streetscape.”
- (p) In Section 11.0 entitled “Implementation Policies” add the following text to the end of 11.1.1:

“Monitoring development to insure intensity targets are achieved for the portions of the Transit Oriented Planning Area identified on MDP Map 1 as Community Activity Centre, will require review of development and building permit information.”
- (q) After Section 11.1.2(1)(b) insert the following new sections:
 - “(c) Prior to Development Permit approval for lands within the Town Centre Area, the Pedestrian Oriented Multi-Residential Area, the Mixed Use Area, and the Civic and Mixed Use Area, information will be assessed regarding overall intensity of approved development within these areas in order to ensure MDP intensity targets are achieved.
 - (d) Where the overall minimum development intensity is not being achieved for a an area noted in 11.1.2.(1)(c), and Development Permits have been approved for more than 50% of an area (as noted in ‘c’ above), proposals shall be required to provide additional development intensity in the form of people or jobs.”
- (r) Delete Section 8.0 – Servicing Policies, in its entirety, and replace with new Section 8.0 – Servicing Policies:

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

“8.0 SERVICING POLICIES

8.1 Utility Infrastructure

8.1.1 Purpose

The purpose of these policies is to ensure that adequate utility infrastructure is provided to service urban development throughout the Symons Valley Community Plan area. This infrastructure includes water, sewer and stormwater utilities, as well as shallow utilities.

8.1.2 Policies

(1) Municipal Utilities

- a) Urban development shall be serviced with municipal water, sanitary sewer and stormwater utilities.
- b) The alignment and capacity of water distribution mains, sanitary sewer trunks, and stormwater trunks should be determined by The City, based upon utility servicing studies and analyses.
- c) The location of proposed utility rights-of-way for water distribution, sanitary collection, and stormwater drainage must be identified at the Outline Plan/Land Use Amendment stage.
- d) Any proposed water distribution or sanitary collection systems for an Outline Plan/Land Use Amendment area will be reviewed and, if required, modeled by The City of Calgary's Water Resources Business Unit as part of an Outline Plan/Land Use Amendment application.
- e) Utility rights-of-way and easements, and road rights-of-way, may be required to be pre-dedicated across undeveloped land as determined necessary to facilitate orderly and sequential urban development.

(2) Shallow Utilities

- a) Urban development shall be serviced with shallow utilities.
- b) The location of shallow utilities and the related line assignments, easements and rights-of-way, should be determined to the satisfaction of the utility companies.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

8.2 Water Servicing

8.2.1 Purpose

These policies are intended to ensure that a suitable and efficient water distribution system is provided to service the full build-out of the plan area.

8.2.2 Policies

- a) Coordination of the installation of feeder mains with The City of Calgary's Water Resources Business Unit should occur to ensure that water feeder mains may be installed in conjunction with surface works within, and outside of, the plan area.
- b) Water distribution utility alignment should minimize impact to retained Environmental Open Space (EOS).
- c) Any proposed land use or transportation network changes to what is shown in this ASP may require re-evaluation or modification of water infrastructure.

8.3 Sanitary Servicing

8.3.1 Purpose

These policies are intended to ensure that a suitable and efficient sanitary sewer collection system is provided to service the full build-out of the plan area.

8.3.2 Policies

- a) At the Outline Plan/Land Use Amendment stage, a Sanitary Servicing Study may be required to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area.
- b) Any major land use or transportation network changes to this ASP may require re-evaluation and modification of sanitary infrastructure.
- c) Sanitary collection utility alignment should minimize impact to retained EOS.
- d) Coordination of the installation of sanitary trunks with The City of Calgary's Water Resources Business Unit should occur to ensure that sanitary trunks may be installed in conjunction with surface works within, and outside of, the plan area.
- e) To service the full build-out of the plan area, downstream sanitary trunk upgrades and wastewater treatment plant expansions may be required.

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

8.4 Stormwater Management

8.4.1 Purpose

The purpose of these policies is to provide for the appropriate development of stormwater management facilities required to service urban development within Symons Valley Community Plan area. A Master Drainage Plan has been prepared for this area, which proposes an extensive network of facilities to manage storm drainage, and direct it into West Nose Creek. These facilities will need to be evaluated in relation to the relevant policies, guidelines and standards of The City, as well as the specific policies of this section that address stormwater management facilities on reserve land.

8.4.2 Policies

- (1) A Staged Master Drainage Plan, referencing and remaining consistent with all relevant stormwater management policies, regulations, guidelines, bulletins, and plans at the time of application, must be submitted as part of an Outline Plan/Land Use Amendment application.
- (2) The Ecological Inventory or Biophysical Impact Assessment may identify requirements for the monitoring of natural drainage systems at, or prior to, Outline Plan/Land Use Amendment stage.
- (3) Integrated low impact development (LID) stormwater management practices, such as directing runoff from impervious areas to pervious areas, and installing absorbent landscaping and bioretention swales, should be explored at the Outline Plan/Land Use Amendment stage to improve stormwater quality and to mitigate the potential impacts of urban development.
- (4) Lands Utilized for Stormwater Facilities
 - a) A stormwater facility shall be located on a public utility lot.
 - b) Notwithstanding a) and subject to any applicable policies, guidelines, bulletins, or standards in effect and, in particular, Policy (5),(6), and (7) below:
 - (i) if determined essential, a dry pond may be allowed to locate on lands to be dedicated as municipal reserve, and;
 - (ii) if determined essential, a stormwater wetland may be allowed to locate on lands to be dedicated as ER.
- (5) Dry Ponds on Municipal Reserve (MR) Land

A dry pond may be allowed to locate on lands to be dedicated as MR if:

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- a) the dry pond is determined essential in that location to the operation of the stormwater management system;
 - b) no other reasonable or workable alternative location for the dry pond exists. If determined essential:
 - (i) the quantity of MR land that may be encumbered by dry ponds shall be determined by the Approving Authority;
 - (ii) shall be designed and managed in a manner satisfactory to the Approving Authority.
- (6) Stormwater Wetlands on Environmental Reserve (ER) Land

A Stormwater Wetland may be allowed to locate on lands dedicated as ER if:

 - a) the stormwater wetland is determined essential in that location to the operation of the stormwater management system;
 - b) no other reasonable or workable alternative location for the stormwater wetland exists. If determined essential, the stormwater wetland:
 - (i) shall be designed and managed in a manner satisfactory to the Approving Authority;
 - (ii) shall be determined to qualify as Environmental Reserve in accordance with the Municipal Government Act;
 - (iii) should provide a quality wildlife habitat that balances function with the provision of habitat;
 - (iv) should be located and configured to enhance and support the natural open space system;
 - (v) shall be subject to an evaluation of the technical, financial, and planning merits of the proposal.
- (7) Evaluation of Stormwater Facilities on MR and/or ER Land

Prior to Outline Plan/Land Use approval, where a stormwater facility is proposed to locate on MR and/or ER land, a developer should submit the following:

 - (A) biophysical impact assessment report;
 - (B) stormwater management report;
 - (C) wetland compensation proposal;

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

- (D) conceptual design plan;
- (E) preliminary grading plan;
- (F) restoration/landscape plan; and,
- (G) other applicable information where determined necessary by the Approving Authority.”

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW

APPENDIX II

PROPOSED AMENDMENTS TO THE SYMONS VALLEY COMMUNITY PLAN

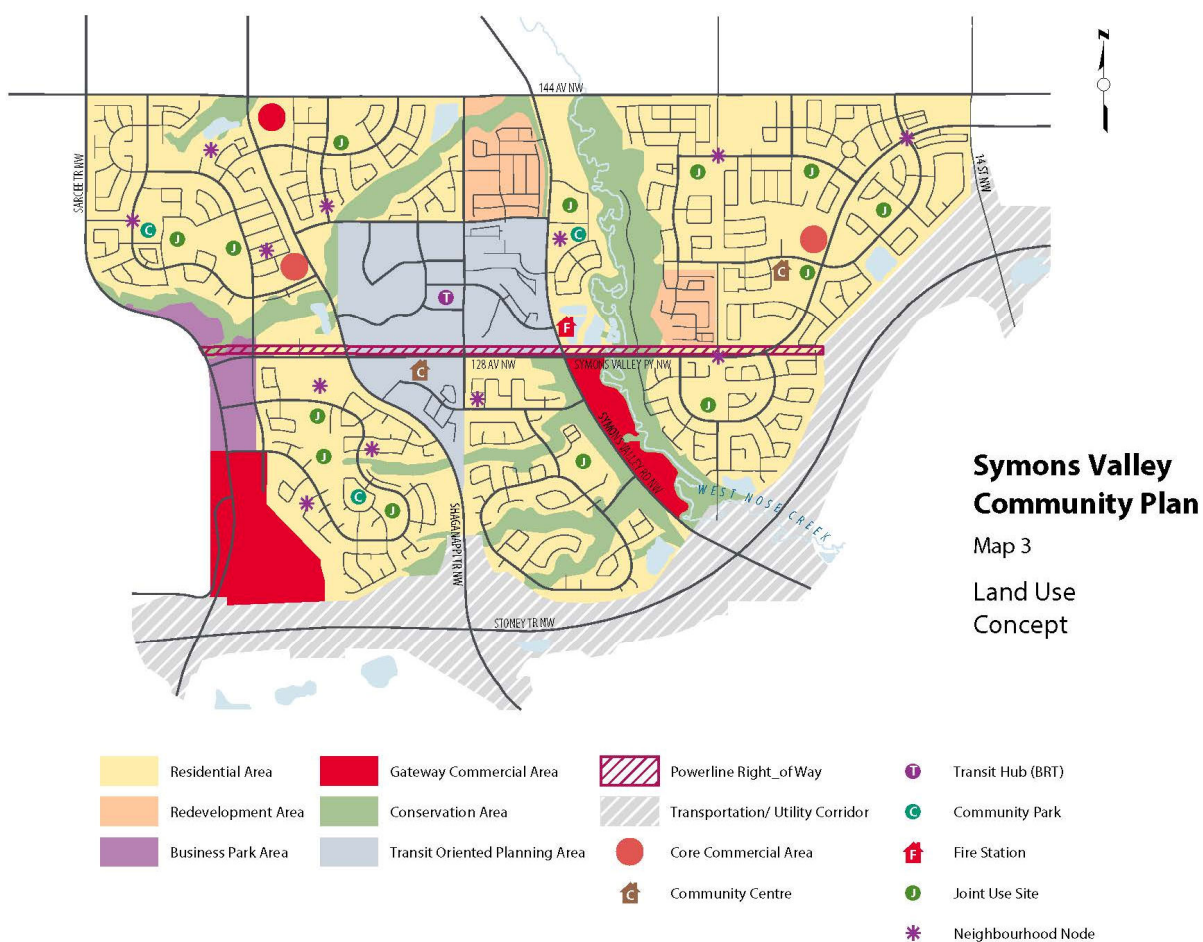
- a) Delete existing Map 3 entitled “Land Use Concept” and replace with revised Map 3 entitled “Land Use Concept” (APPENDIX III).
- b) Delete existing Map 3A entitled “Transit Oriented Planning Area” and replace with revised Map 3A entitled “Transit Oriented Planning Area” (APPENDIX IV).
- c) Delete existing Map 4 entitled “Transportation Concept” and replace with revised Map 4 entitled “Transportation Concept” (APPENDIX V).

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX III

MAP 3 Land Use Concept

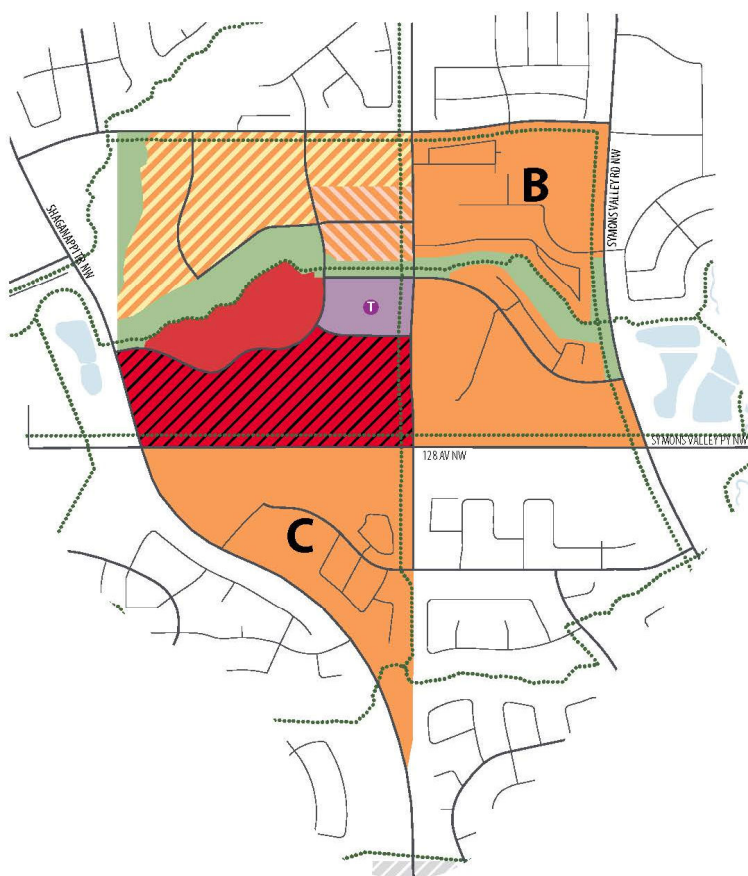


POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX IV

MAP 3A Transit Oriented Planning Area



**Symons Valley
Community Plan**

Map 3A

Transit Oriented
Planning Area

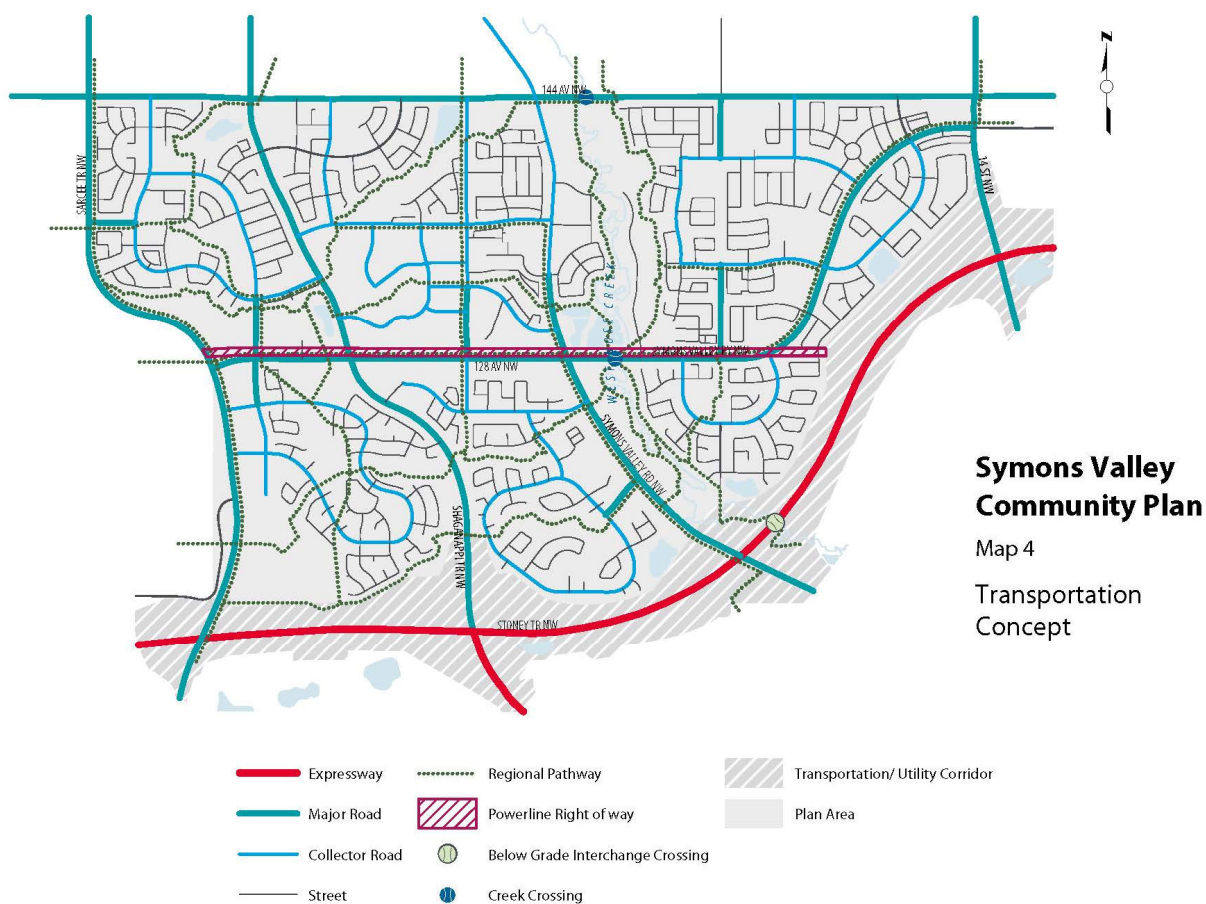
-  Regional Commercial Area
-  Town Centre Area
-  Mixed Use Area
-  Civic and Mixed Use Area
-  Pedestrian Oriented Multi-Residential Area
-  Higher Density Residential Area
-  Conservation Area
-  Regional Pathway
-  Transit Hub (BRT)

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX V


MAP 4 Transportation Concept



POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX VI
NOTICE OF MOTION

 THE CITY OF
CALGARY
CITY CLERK'S OFFICE

RECEIVED NM 11/2016-32
2016 NOV -7 AM 11:25
THE CITY OF CALGARY
CITY CLERK'S

NOTICE OF MOTION
CC 661 (R2009-05)

NM2016, November 28


RE: SAGE HILL TRANSIT ORIENTED PLANNING AREA
COUNCILLOR JOE MAGLIOCCA

WHEREAS several landowners are interested in amending portions of the Symons Valley Community Plan;

AND WHEREAS a comprehensive planning approach is recommended;

AND WHEREAS the experience of the Developer Funded Area Structure Plan Program yielded benefits for the landowners and the City of Calgary in time, innovation and cooperation;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to undertake agreement with the landowners to amend the Symons Valley Community Plan using the Developer Funded Model



Signature of Member(s) of Council

Page 1 of 1

ISC: Protected

POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017

MAP 36NW

APPENDIX VII

LETTERS RECEIVED



Kathy Oberg
Managing Partner
BEDES, MEDes, RPP, MCIP

d | 403 692 4532
c | 403 616 7024
koberg@bapg.ca

July 15, 2017

Calgary Planning Commission
City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta
T2P 2M5

Dear Members of the Calgary Planning Commission,

RE: Letter in Support of the Proposed Amendments to the Symons Valley Community Plan

On behalf of Genesis Land Development Corp ('Genesis'), B&A Planning Group is submitting this letter in support of the proposed amendments to the Symons Valley Community Plan ('the Community Plan').

City of Calgary project staff preparing the draft amendments have used a very collaborative approach in developing the draft Community Plan amendments, commencing with a site visit, holding project workshops involving project stakeholders, and regular meetings with the landowner group, to which members of the City's Technical Advisory Committee were invited to allow direct discussion and resolution of technical matters. Timelines have been met throughout the process, assuring the Landowner Group that the draft Community Plan amendments would be presented at the Calgary Planning Commission meeting on July 27, 2017. Throughout the process, Mr. Hugo Haley, and Ms. Coleen Auld, the file managers, have remained very approachable and provided the Landowner Group with adequate opportunity to discuss project issues as they arose.

Genesis is pleased with the overall policy direction taken for the draft amendments to the Community Plan, and is looking forward to creating a community under this revised framework. We look forward to continuing the collaborative process and the partnerships in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Oberg', written over a light blue horizontal line.

Kathy Oberg,
b&a Planning Group

CC: Arnie Stefaniuk, Genesis
Chris Sargent, Genesis

H. Haley / C. Auld

**POLICY AMENDMENT
SAGE HILL (WARD 2)
WEST OF SAGE HILL DRIVE NW AND SOUTH OF SAGE
VALLEY BOULEVARD NW
BYLAW 55P2017**

MAP 36NW



P O Box 67302 HAWKSTONE CO-OP, EDMONTON, AB, T6M0J5
PHONE: 587-462-0360 FAX: 587-462-0361

July 18, 2017

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta
T2P 2M5

Attention: Calgary Planning Commission
c/o Ian Cope

RE: Letter in Support of the proposed Amendments to the Symons Valley Community Plan

Dear Members of the Calgary Planning Commission,

The proposed amendments to the Symons Valley Community Plan (Community Plan) will be presented to the Calgary Planning Commission on July 27, 2017. Anderson Builders Group (ABG) supports the recommendation of approval and the proposed amendments to the Community Plan. City of Calgary project staff preparing the draft amendments have used a very collaborative approach in developing the draft Community Plan amendments, commencing with a site visit, holding project workshops involving project stakeholders, and regular meetings with the landowner group, to which members of the City's Technical Advisory Committee were invited to allow direct discussion and resolution of technical matters. Timelines have been met throughout the process, assuring the Landowner Group that the draft Community Plan amendments would be presented at the Calgary Planning Commission meeting on July 27, 2017. Throughout the process, Mr Hugo Haley, and Ms Coleen Auld, the file managers, have remained very approachable and provided ABG and the other landowner group members with adequate opportunity to discuss project issues as they arose. Anderson Builders Group is pleased with the overall policy direction taken for the draft amendments to the Community Plan, and is looking forward to creating a community under this revised framework. We look forward to continuing the collaborative process and the partnerships in the near future. We respectfully encourage Calgary Planning Commission to recommend approval of the amendments to the Symons Valley Community Plan to City Council.

Sincerely,

Dwain Anderson
President,
Anderson Builders Group 1989 Inc.

A handwritten signature in black ink, appearing to be "Dwain Anderson", written over a light blue horizontal line.

H. Haley / C. Auld