

**ROAD CLOSURE AND LAND USE AMENDMENT
SAGE HILL (WARD 2)
INTERSECTION OF SYMONS VALLEY ROAD AND SAGE HILL
DRIVE NW
BYLAWS 8C2017 AND 228D2017**

MAP 31N

EXECUTIVE SUMMARY

This application proposes to close a portion of a road right of way and assign a new land use district for a 0.46 hectare parcel in the community of Sage Hill. The parcel is currently part of the undeveloped right of way of Symons Valley Road NW and the applicant requests that the parcel be assigned to the M-1d190 District.

Multi-residential development in this location is supported by the Municipal Development Plan, The Calgary Transportation Plan and the Symons Valley Community plan.

The subject land is currently owned by The City and was created as a result of realignment of Symons Valley Road NW. Road access to this parcel will not be possible from either Symons Valley Road or from Sage Hill Drive NW and access will instead be provided from the adjacent parcel to the west. The applicant is in the process of negotiating with the Real Estate Development and Servicing Department of The City for the purchase of the parcel.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 8C2017 and 228D2017; and

1. **ADOPT** the proposed closure of 0.46 hectares \pm (1.12 acres \pm) of road (Plan 1710620, Area B) adjacent to 3507 Sage Hill Drive NW and 12771 and 12772 Symons Valley Road NW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 8C2017.
3. **ADOPT** the proposed redesignation of 0.46 hectares \pm (1.12 acres \pm) of closed road (Plan 1710620, Area B) adjacent to 3507 Sage Hill Drive NW and 12771 and 12772 Symons Valley Road NW from Undesignated Road Right-of-Way **to** Multi-Residential Low Profile (M-1d190) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 228D2017.

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REASON(S) FOR RECOMMENDATION:

The parcel in question is no longer required for transportation purposes and the circulation of the application revealed no community or other external referee concerns. The parcel is surplus to The City of Calgary requirements and currently presents an unappealing, unmaintained area along Symons Valley Road NW.

To the west and north are parcels in the M-1d100 District. Further west along Sage Hill Drive NW are parcels in the M-1d200 District. The requested density is consistent with densities in the area and this parcel is well located to support additional density.

The parcel is located within the Transit Oriented Planning Area of the Symons Valley Community Plan. These policies are intended to create pedestrian friendly transit supportive residential uses and the M-1d190 District will assist in achieving additional density to support those objectives.

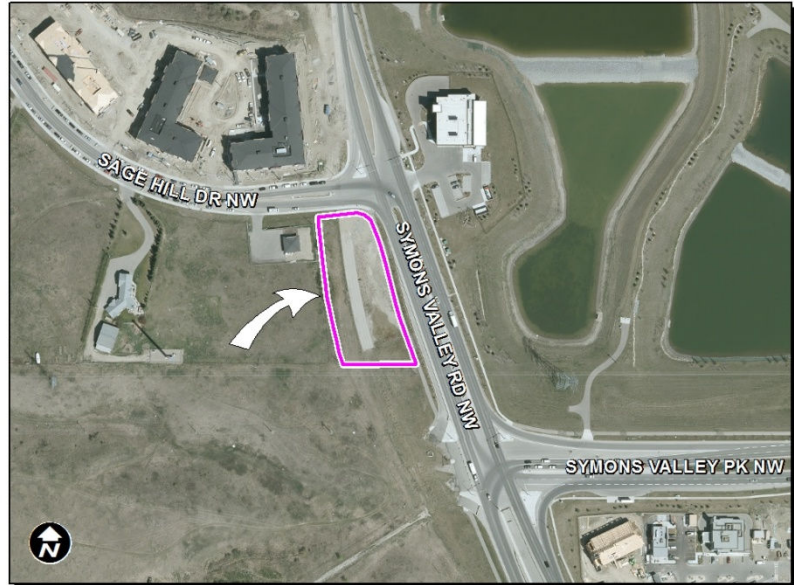
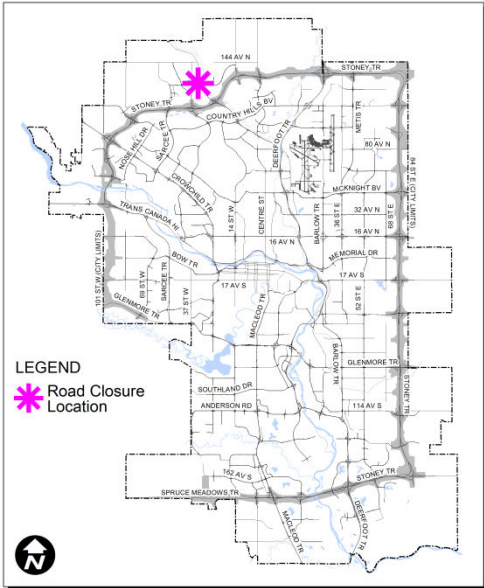
ATTACHMENTS

1. Proposed Bylaw 8C2017
2. Proposed Bylaw 228D2017

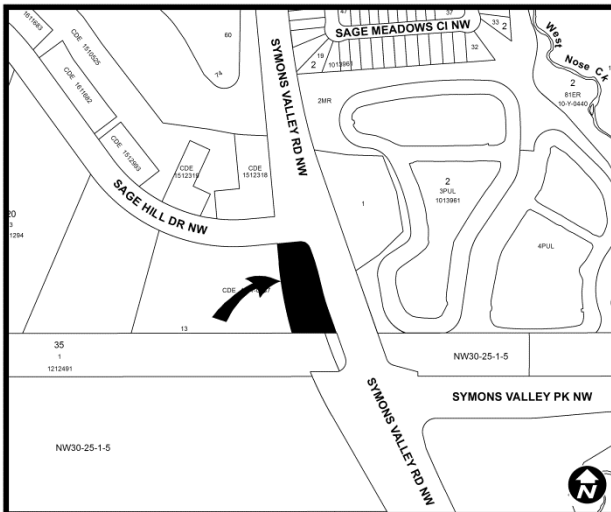
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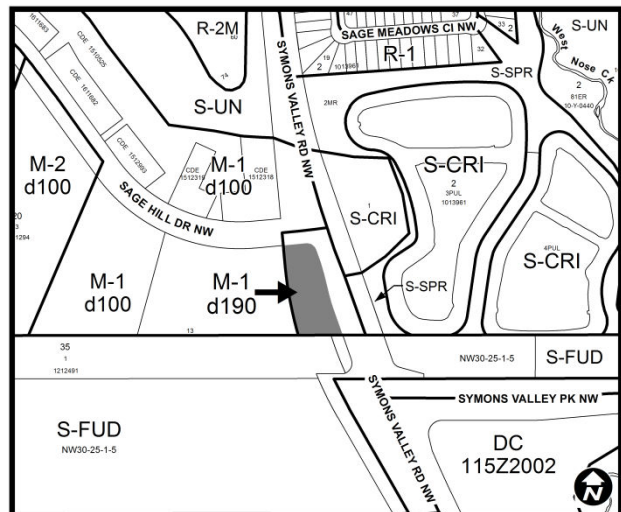
LOCATION MAPS



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 0.46 hectares \pm (1.12 acres \pm) of road (Plan 1710620, Area B) adjacent to 3507 Sage Hill Drive NW and 12771 and 12772 Symons Valley Road NW, with conditions (APPENDIX II).

Moved by: R. Wright

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.46 hectares \pm (1.12 acres \pm) of closed road (Plan 1710620, Area B) adjacent to 3507 Sage Hill Drive NW and 12771 and 12772 Symons Valley Road NW from Undesignated Road Right-of-Way to Multi-Residential Low Profile (M-1d190) District.

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Applicant:

D A Watt Consulting Group

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Sage Hill and does not currently have a land use designation as it is part of the Symons Valley Road NW right of way. The site is generally flat and land rises gently to the west up Sage Hill Drive NW. There is no vegetation on the site.

The Symons Valley Fire Station No. 40 and green space in the S-SPR District are located to the east. A multi-residential project is located to the north in the M-1d100 District at 3508 Sage Hill Drive NW. To the south is the undeveloped right of way of Symons Valley Parkway NW that is currently designated S-FUD District. Further to the south east, is the Creekside Shopping Centre. To the immediate west are lands in the M-1d100 District with parcels in the M-1d200 District located further to the west.

Sage Hill is still being developed and there is no information on the current base population.

LAND USE DISTRICTS

The proposed land use district is the M-1d190 District which will allow up to 86 multi residential units assuming other planning considerations such as landscaping and parking are met. The following is the "Purpose Statement" for the M-1 District:

The Multi-Residential – Low Profile District:

- (a) is intended to apply to the Developing Area;
- (b) has Multi-Residential Development that will have higher numbers of Dwelling Units and more traffic generation than both low density residential dwellings and the M-G District;
- (c) provides for Multi-Residential Development in a variety of forms;
- (d) has Multi-Residential Development of low height and medium density;
- (e) is intended to be in close proximity or adjacent to low density residential development;
- (f) requires that Multi-Residential Development achieves a minimum density;
- (g) provides for permitted use Multi-Residential Development on small parcels;
- (h) provides private and common outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels

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This is the first application for land use on this parcel and the density is greater as compared to the parcels to the north, west and south. At 0.455 hectares, assuming a density of 190 units per hectare, 86 multi-residential units would theoretically be possible on the parcel. Depending upon how utilities are managed (i.e., relocation or not) on the parcel, the unit yield might be comparatively less.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

This application is consistent with this regional policy plan.

Calgary Municipal Development Plan (MDP)

The Calgary Municipal Development Plan identifies the site as “Planned Greenfield with an Area Structure Plan. This application is consistent with the creation of transit supportive land uses; diverse housing choices; and the creation of complete communities.”

Symons Valley Community Plan

The Symons Valley Community Plan is the local policy document and the application is consistent with that policy as the parcel is located within the designated Higher Density Residential Area and Transit Oriented Design Area.

The Transit Oriented Planning Area is intended to create convenient, direct and safe pedestrian linkage from the bus rapid transit station in order to support a walkable station area and promote the use of transit.

TRANSPORTATION NETWORKS

The site is located approximately 700 metres southeast of the planned Sage Hill Bus Rapid Transit facility. There are two transit stops (Route 425) within 100 metres of the site. The site location creates opportunities for integration with pedestrian and cycling pathways that exist in the S-CRI District that envelopes the Sage Hill Fire hall.

Transportation has informed the applicant that there will not be any access/egress from the parcel to either Symons Valley Road NW to the east or to Sage Hill Drive to the north. An access easement agreement or lot consolidation will be required with the landowner to the west.

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UTILITIES & SERVICING

There are no known utility constraints in the immediate area and multi-residential development is being developed across Sage Hill Drive NW. Water, sewer and storm sewers are located in the right of way of Sage Hill Drive NW.

Telus, Atco Gas and Enmax have several installations in the area and are requesting a right-of-way agreement as part of any development permit application.

ENVIRONMENTAL ISSUES

There are no known environmental issues associated with the site.

ENVIRONMENTAL SUSTAINABILITY

Increasing residential densities, particularly near transit, will improve the overall sustainability of The City of Calgary.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by CPC Report submission date.

Citizen Comments

No negative public comments were received.

Public Meetings

No public meets were held in review of this application.

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APPENDIX I
APPLICANT'S SUBMISSION

PRINCIPLE 1: CREATE A RANGE OF HOUSING OPPORTUNITIES AND CHOICES

Subject site is a small parcel of land (1.12 acres) therefore cannot provide a full mix of housing types and ownerships however this site is proposed to be developed in conjunction with the adjacent parcel to the west boundary commonly known as 3507 Sage Hill Dr. currently zoned as multifamily (M-1d 100) referred herein as the west parcel. Because of its proximity to other parcels of land to the west and to the south within the same City block which are all zoned for multifamily residential development ranging from M-1d100 to M-2d190.

Developer of the west parcel in conjunction with the subject land had tried to cover a wide spectrum of housing types by providing a good housing mix allowed under the proposed / approved zoning. This combined development offers 5 different types of town houses and multi-storey apartment/condo units which provides first time home buyer of one bed room condo to stay in the development and step up to move to a townhouse unit. Proposed development also provides a wide range of pricing which in turn provides opportunity to change unit styles as age or family grows and stay within the same community complex. This site will add to the variety of housing opportunity provided in the Sage Hill community. (Refer to exhibit "A", site plan)

PRINCIPLE 2: CREATE WALK-ABLE ENVIRONMENTS

Subject site and adjacent west parcel are uniquely surrounded by existing and proposed local and regional walkway systems, designed to connect various Sage Hill communities among themselves and with various amenities' and shopping centers thru walkways, public and private transportation network. Multiple walkway systems in both East West and North South directions are either existed and or proposed in this development. (Refer to exhibit "B" sidewalk plan)

This site and adjacent site to the west are identified as transit oriented because of their proximity to the transit hub which is located on walking distance at South West corner of Sage Hill Dr. and 37 St NW.

Existing pedestrian Walkway: In East West direction existing pathway is provided along North property line as sidewalk that runs on south side of Sage Hill Dr. starting from Symons Valley Rd to the East and connects to 37th St. to the west. Another existing walkway system identified as Regional walkway runs along east boundary of the subject property. In North South direction (situated on the West Side of Symons Valley

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Rd.) is a regional pathway, this system connects Sage Hill Dr with future Symons Valley Parkway.

Proposed pedestrian walkways: second parallel walkway system is proposed in East West direction to link Sage Hill Garden (proposed development on subject lands) with 6 other future communities situated to the west of the subject lands and connects with 37th St NW, Transit Hub and Wal-Mart shopping centre. This parallel walkway system will not only tie-in the 7 communities it will link the proposed bus stand on Symons Valley Rd. (at East property line) to the Transit hub at 37th St. it will provide pedestrians and bicyclist opportunity to use this system to the transit hub.

Third parallel walkway system is proposed along south boundary of the subject site and designated as regional walkway system. This walkway system will run on the north side of Symons Valley Parkway and connects the Symons Valley Rd regional walkway to the East with Walkway of 37th St. to the West.

These walkway systems along with multiple other sidewalks proposed within the development will create comprehensive network for pedestrian and cyclists to move freely in both East West and North South directions. These systems can be utilized by the residents for various things such as **personal interaction, walking, jogging and biking.**

PRINCIPLE 3: FOSTER DISTINCTIVE, ATTRACTIVE COMMUNITIES WITH A STRONG SENSE OF PLACE

The proposed residential condo building on subject site will be natural extension of the proposed development on the West parcel. Subject site is designed in conjunction with the west parcel. Entire development offers variety of product mix ranging from five different types of townhouses to condos. Entire site is designed to allocate medium density low rise townhouses situated on the west side of the West parcel and gradually shifted to higher density condo building situated more towards collector road like Sage Hill Dr. and major thoroughfare as Symons Valley Rd.

Creative and distinctive Architectural design is used in conjunction with various high quality exterior materials to enhance the overall image of this community and address the needs and demands of professional young buyers who wish to reside in the NW quadrant of Calgary. Variety of exterior materials includes combination of acrylic stucco, brick/stone, wood paneling and glass are beautifully used to enhances the curb appeal and offer wide variety of lifestyle choices. Smart choices of colors uniquely

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integrated into distinctive architectural design and landscape to provide unprecedented value to the residents of Sage Hill Garden. (Refer to exhibit "C" 3D images)

PRINCIPLE 4: PROVIDE A VARIETY OF TRANSPORTATION OPTIONS

Vehicular access to the subject site is not permitted from either Sage Hill Drive or from Symons Valley Road however it is provided through the adjacent development on the west. Subject property and west parcel are surrounded in three directions with existing and proposed arterial road systems of Sage Hill Dr. to the North; Symons Valley Rd. to the East and Symons Valley Parkway to the South. Pedestrian walking and bicycle riding will be easily accessible within and from the proposed development to regional and local walkway systems as described in principle 2 to transit hub and through the public road network as outlined above. Therefore combination of existing walkway systems and surrounding roads will provide excellent transportation network and mobility to future residents.

PRINCIPLE 5: PRESERVE OPEN SPACE, AGRICULTURAL LAND, NATURAL BEAUTY, AND CRITICAL ENVIRONMENTAL AREAS

Topography of Subject land is flat, it is surrounded in three directions with road networks however the adjoining parcel is a rolling hill with beautiful train and City views on North East and South directions. South boundary of the parcel provides large open space and green belt along Alta link and Symons Valley Parkway road right of ways. Storm water retention facility is proposed on the south west and North West portions of this site with potential wet and dry ponds to create and restore some ecosystem functions.

PRINCIPLE 6: MIX LAND USES

This site is only 1.12 acres and it was created as a result of realignment of Symons Valley road and is proposed to be zoned multifamily residential (best and highest land use) which is in line with approved zoning of the adjacent lands and various other land parcels situated to the West and South, because of its unique situation this site could not possibly achieve the principle of mix land use.

PRINCIPLE 7: STRATEGICALLY DIRECT AND MANAGE REDEVELOPMENT OPPORTUNITIES WITHIN EXISTING AREAS

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This site and the surrounding communities in Sage Hill are all new developments. Proposed zoning of this site will intensify the use of existing and proposed roads and pedestrian walkway systems. Residents of this transit oriented site have direct access to the regional walkways, to the nearby transit hub and to the new transit stop (to be installed on Symons Valley Road) this will definitely intensify the more efficient use of existing infrastructure and transit system affectively.

PRINCIPLE 8: SUPPORT COMPACT DEVELOPMENT

The proposed multifamily development on subject land is located within 600m of transit hub and it will support and encourage the residents to intensify the use of alternative transportation means such as bike riding or use of mass public transportation system and avoid the use of automobiles. Proposed development is just in line with the essence of this principle.

PRINCIPLE 9: CONNECT PEOPLE, GOODS AND SERVICES LOCALLY, REGIONALLY AND GLOBALLY

The site being surround by Sage Hill Drive NW to the North; Symons Valley Road NW to the East and Symons Valley Parkway to the south has exceptional vehicle access via internal roads through the adjacent site to the transportation hub and new proposed transit stop on Symons Valley Road therefore this site provides an efficient transportation system for its residents.

This site has closed proximity to various shopping centers including but not limited to Creekside shopping centre (located on Symons Valley Road) which offer wide variety of services such as banking, restaurants, grocery market, coffee shops etc. Another power centre is located just west of 37 St. which includes Wal-Mart, London Drug, RBC bank, CIBC and City market, this centre also offer wide range of services to the community.

PRINCIPLE 10: PROVIDE TRANSPORTATION SERVICES IN A SAFE, EFFECTIVE AFFORDABLE AND EFFICIENT MANNER THAT ENSURES REASONABLE ACCESSIBILITY TO ALL AREAS OF THE CITY FOR ALL CITIZENS

This site is unique in nature in terms of its geophysical location particularly with reference to transportation network, visibility and mobility. This site is locally surrounded by collector and arterial road systems of Sage Hill Dr.; Symons Valley Rd.; Symons Valley Parkway and 37th St. NW. Furthermore it has close proximity to major road networks such as Beddington Tr. Stoney Tr., Shagannapi Tr. and Crowchild Tr.

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These in terns provide excellent mobility of goods, services and Sage Hill Community residents' free access to all parts of Calgary including downtown. These road network furthermore link the community of Sage Hill with mass transportation of light rail transit system.

PRINCIPLE 11: UTILIZE GREEN INFRASTRUCTURE AND BUILDINGS

The site will provide Storm Water retention facility however consideration of LEED and other "BuiltGreen" has not been determined at this time and would be addressed at time of Development Permit stage.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

Below are the proposed road closure conditions:

1. The applicant is responsible for all costs associated with the road closure.
2. All onsite utilities must be protected or relocated at the applicant's expense and to the utility owner's standards.
3. The closed right of way must be consolidated with the adjacent lands located at 3507 Sage Hill Drive NW.
4. Direct vehicular access to Symons Valley Road NW and Sage Hill Drive NW will not be permitted.