

Applicant Submission

January 25, 2021

Introduction

The proposed land use application includes a 1.72 hectare (4.29 acre) parcel located in the northwest community of Sage Hill within the West Nose Creek valley. The lands are currently designated Multi-Residential - Low Profile District (M-1 d75) and were part of an outline plan that was approved in 2007. It is proposed that the subject site be redesignated to Residential – Low Density Mixed Housing (R-G) to accommodate a 28 unit comprehensive villa development.

Purpose of Redesignation

With its current zoning, the site has been sitting idle since 2007 even as the new community of Evanston to the east is nearing completion. A builder has now come forward to develop the site into a comprehensive villa development however a rezoning will be required to accommodate such development as semi-detached units are not allowed under the M-1 d75 designation. The villa product will also help diversify the housing mix in the area.

Policy Consideration

The subject site falls under the Symons Valley Community Plan and identified as within the Residential Area. The Residential Area is intended to be mainly composed of low to medium density residential development. The minimum density required for an outline plan is 17.3 units per gross developable hectare (uph) (7.0 units per gross developable acre (upa)). The subject outline plan was projected to result in a density of 25.4 uph (10.3 upa). The approval of the subject application is anticipated to result in an outline plan density of 24.5 uph (9.9 upa) and thus still above the requirements of the ASP.

Summary

The proposed land use redesignation will offer several benefits to the community:

- Diversification of the housing mix by offering a housing type that is under supplied in this area of the community.
- Result in the development of the subject site which has stood idle for over a decade.
- Provide low profile villa product that will better integrate into the surrounding natural area as compared to an apartment building or townhouses.

These benefits can be realized through the adoption of the proposed land use application. In consideration, the support of the City of Calgary it is respectfully requested for this proposal.