

Planning & Development Report to
Calgary Planning Commission
2021 April 22

ISC: UNRESTRICTED
CPC2021-0526
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**Land Use Amendment in Sage Hill (Ward 2) at 365 Sage Meadows Green NW,
LOC2020-0138**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.72 hectares ± (4.26 acres ±) located at 365 Sage Meadows Green NW (Plan 1612450, Lot 8, Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 APRIL 22:

That Council hold a Public Hearing and give three readings to **Proposed Bylaw 82D2021** for the redesignation of 1.72 hectares ± (4.26 acres ±) located at 365 Sage Meadows Green NW (Plan 1612450, Lot 8, Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This land use application seeks to redesignate the subject site to allow for a variety of low density residential building forms that are compatible with adjacent land uses.
- The proposal represents a decrease in density of the subject site, however, due to the site constraints, the proposal was considered appropriate. The proposal also conforms to the relevant policies of the *Municipal Development Plan* and *Symons Valley Community Plan* (ASP).
- What does this mean to Calgarians? Development of a vacant parcel which utilizes existing infrastructure, is complementary to surrounding development and adds to the housing mix offered in the community.
- Why does this matter? The proposal will enable additional residential development within the community of Sage Hill, adding additional housing and lifestyle choice for residents.
- An outline plan and land use amendment application was approved on this site in 2007 (LOC2006-0094). There are no changes to the previously approved road network proposed as a result of this application.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner, Genesis Land Development Corporation, on 2020 September 18. A previous outline plan and land use amendment application was approved for the area in 2007 (LOC2006-0094), however, no development has been proposed on the site since that approval.

The subject site is located in the northwest community of Sage Hill, east of West Nose Creek and accessed from the extended cul de sac of Sage Meadows Green NW. As indicated in the Applicant Submission (Attachment 2), the owner had expressed the desire to develop the site

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with 28 dwelling units, which would be compatible with nearby development. This represents a reduction of approximately 99 dwelling units which would be allowed under the existing M-1d75 Dsitric. The density targets for the community would still be met with a redesignation to R-G. The site is currently vacant.

Development permits have not been submitted at this time. The applicant has provided a concept plan for a proposed development which includes single and semi-detached dwellings (Attachment 3).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
 Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken as this application represents a decrease in density on the subject site.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site and published [online](#) and notification letters were sent to adjacent landowners.

Administration received nine letters in opposition from the public regarding the following areas:

- Concerns regarding environmental impact of development of the site due to proximity to West Nose Creek; and
- Concern that development will cause an increase in traffic and parking demand in the surrounding areas.

The Sage Hill Community Association reviewed the application and as per their letter on 2021 April 6, they advised that they do not oppose this application and take no formal position (Attachment 4).

Administration considered the relevant planning issues specific to the application, as well as the existing approvals in place and has determined the proposal to be appropriate. The proposal provides opportunities for low density building forms which are complementary to the surrounding residential development on a site that includes a number of constraints. Future site development, including building massing, height and interfaces with the street and adjacent natural areas, will be reviewed at the development permit stage.

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Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application allows for residential development in a developing area on a site that has long been vacant. The proposed development will be in context with, and will complement, the existing residential development.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies will be discussed further at the development permit stage.

Economic

The proposal will allow for development of the subject site which has been vacant since land use was initially granted in 2007 and would bring more people close to established services in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks association with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Concept Plan
4. Community Association Response
5. **Proposed Bylaw 82D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform