

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Sage Hill, east of the intersection of Symons Valley Road NW and Sage Meadows Park NW. The site is approximately 1.7 hectares (4.2 acres) in size and has vehicular access from Sage Meadows Green NW, which is an extended cul-de-sac. The site is currently undeveloped.

There is no development adjacent to the site. West Nose Creek is located immediately to west and the area is predominantly designated Special Purpose – Urban Reserve (S-UN) District and includes natural areas and informal pathways. Low density residential development in the form of single and semi-detached dwellings and multi-residential development in the form of three storey apartment buildings are present to the east and west of the subject site.

Community Peak Population Table

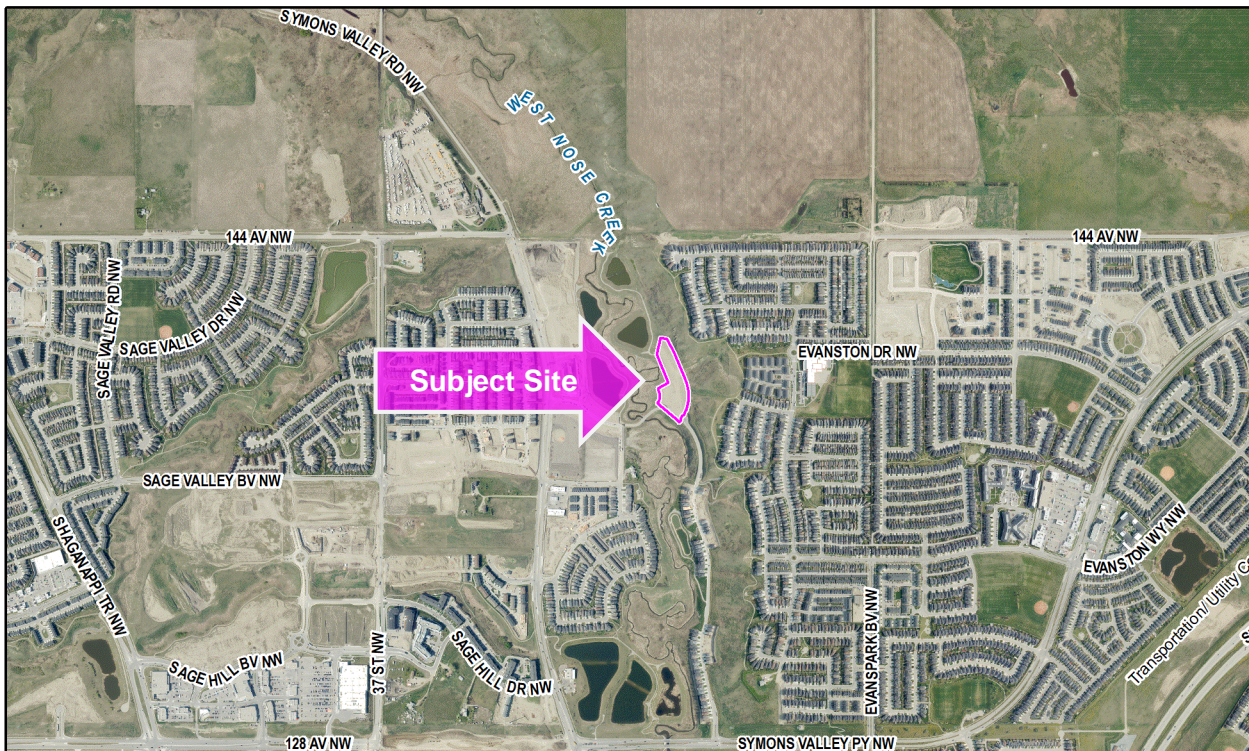
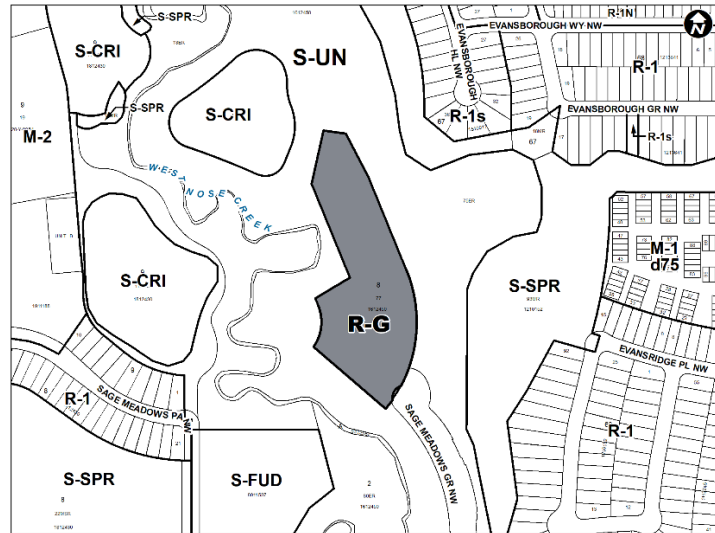
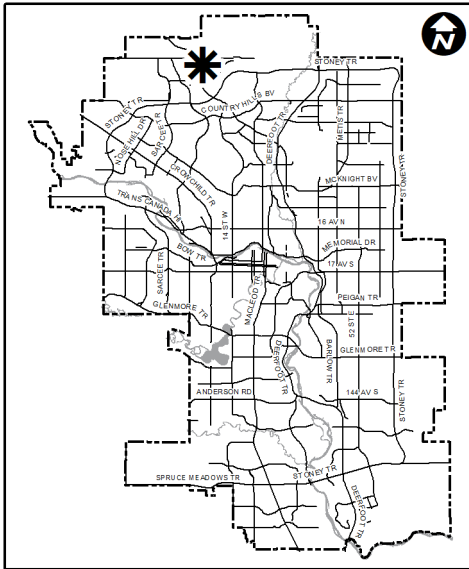
As identified below, the community of Sage Hill reached its peak population in 2019.

Sage Hill	
Peak Population Year	2019
Peak Population	7,924
2019 Current Population	7,924
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sage Hill Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-1 District is intended for multi-residential development in a variety of building forms with a maximum height of 14 metres. The M-1 District is generally located adjacent, or in close proximity, to low density residential development. A density modifier of 75 units per hectare is included in the existing district which would allow for a maximum of 127 dwelling units to be developed on the site based on the parcel area.

The proposed R-G District accommodates a wide range of low-density residential development including single detached dwellings, semi-detached dwellings and rowhouses. Secondary suites and backyard suites are also allowed in the district. R-G sites are intended for the developing area in proximity to other low-density residential development. The maximum allowable height is 12 metres. The applicant has estimated a total of 28 lots on the site, however, this is subject to change and will be determined at the subdivision stage.

Density

The current maximum allowable density in the M-1 District is 127 units per the lot area. The applicant has indicated a desire to build 28 units on the site. There is no maximum density included in the R-G District although each individual lot can include only one primary dwelling.

In review of the decrease in density of the subject site, Administration considered the site location and access constraints on the site, location of the utility right of way near the centre of the site, proximity to West Nose Creek and existing development in the area. Administration considers the lower units per hectare reasonable as the overall density for the community as outlined in the ASP is still being met.

The overall density for the community as outlined in the *Symons Valley Community Plan (ASP)* is 17.3 units per developable hectare. With the removal of anticipated 99 units, the proposal does not greatly impact the overall density of the community. The estimated density for the outline plan area prior to this redesignation is 25.4 units per developable hectare. Should this application be approved, the revised density would be 24.5 units per developable hectare, well within what is outlined in the ASP.

Development and Site Design

If approved by Council, the rules of the proposed R-G District will provide guidance for the future development site including appropriate uses, building height and massing, landscaping and parking. Though development permits are not always required for R-G sites, they would be required in this instance due to the proximity to West Nose Creek. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- interface with adjacent natural areas;
- building setbacks from West Nose Creek;
- quality of pedestrian connections;
- vehicular and emergency access to the site; and
- landscaping and its relationship to the immediate context of the site.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from Sage Meadows Green NW which is an extended cul-de-sac. The closest Calgary Transit stop is located approximately 800 metres (10 minute walk) from the subject site. Route 115 serves the area with stops located on Symons Valley Parkway.

Emergency access to the site was reviewed and the Fire Department had no concerns. There is an existing emergency access to the west which connects Sage Meadows Green NW with Sage Meadows Park NW which meets standards.

Environmental Site Considerations

A Phase I Environmental Site Assessment was received as part of the land use amendment application. No environmental concerns were identified. The proposed development would occur on an established parcel, where significant preservation of environmental features has already occurred.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The MDP recognizes that ASPs are the appropriate policies to provide specific direction for development of local communities in these areas. Density targets included in the MDP are still being met with this application, with only a slight reduction of overall density of the previously approved outline plan area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Symons Valley Community Plan (Statutory – 2001)

The subject site is located within the Conservation Area as indicated on Map 3: Land Use Concept of the [Symons Valley Community Plan \(ASP\)](#). It is noted that lands within this area that are not dedicated, acquired or otherwise protected, can be considered appropriate for urban development with the use and design of the lands to be determined through the outline plan/land use amendment process. A previous land use and outline plan approval was granted for the subject site through LOC2006-0094.