

LAND USE AMENDMENT  
SAGE HILL (WARD 2)  
WEST OF SAGE HILL DRIVE NW AND SOUTH OF  
SAGE VALLEY BOULEVARD NW  
BYLAW 99D2016

MAP 36NW

**EXECUTIVE SUMMARY**

This proposed land use amendment would redesignate the site from Commercial – Regional 3 District (C-R3 f0.3 h18) to Commercial – Community 1 (C-C1) District. The C-C1 District is characterized by small to mid-scale commercial developments on areas of land smaller than 3.2 hectares (7.9 acres). The C-R3 District is characterized by comprehensively planned and designed subdivision and development with multiple buildings on multiple parcels; and is typically characterized by regional shopping centre form of development. Areas less than 6 hectares (14.8 acres) should not be designated C-R3.

The intent of this redesignation is to provide a land use that is better suited to this 1.6 hectare (3.9 acre) area, and better reflect its context within the developing neighbourhood of Sage Hill which is well served by existing regional commercial uses.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 March 10

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 99D2016; and

1. **ADOPT** the proposed redesignation of 1.60 hectares ± (3.95 acres ±) located at 3655 Sage Hill Drive NW (Portion of SE1/4 36-25-2-5) from Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District **to** Commercial – Community 1 (C-C1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 99D2016.

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**REASON(S) FOR RECOMMENDATION:**

This application proposes redesignation of the lands from Commercial – Regional 3 (C-R3 f0.3 h18) District to Commercial – Community 1 (C-C1) District. Staff are recommending approval of this redesignation in order to provide a land use District that is more appropriate for the size of the parcel, and to better align with the landowners intentions to provide for future local commercial uses on this site.

Furthermore, this redesignation is supported as this neighbourhood is already well served with nearby regional commercial uses to the south that include a Walmart, Loblaws and other retailers with regional scale stores.

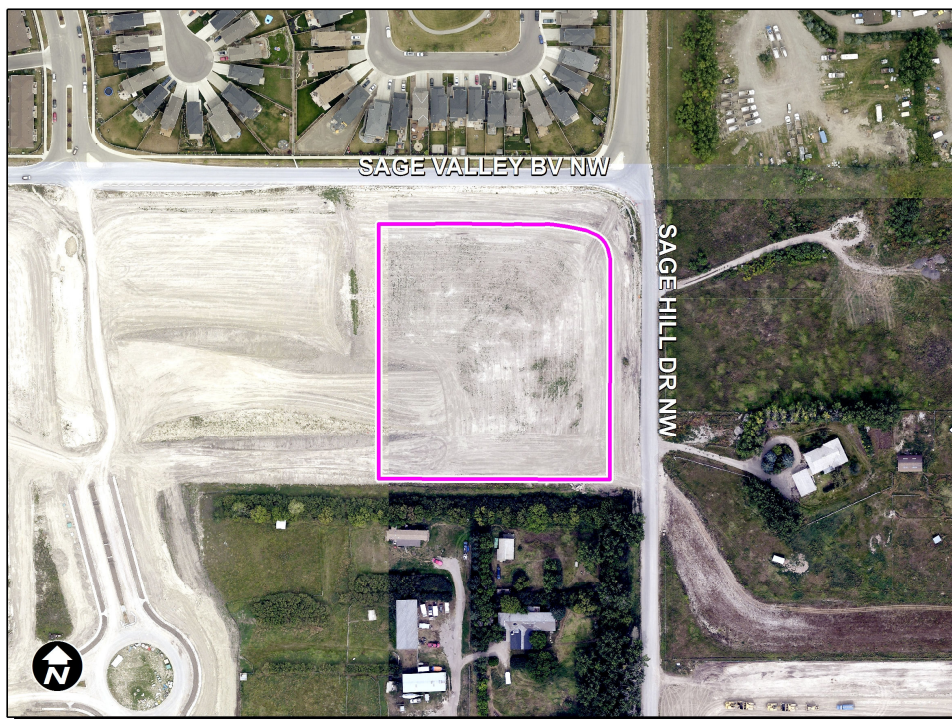
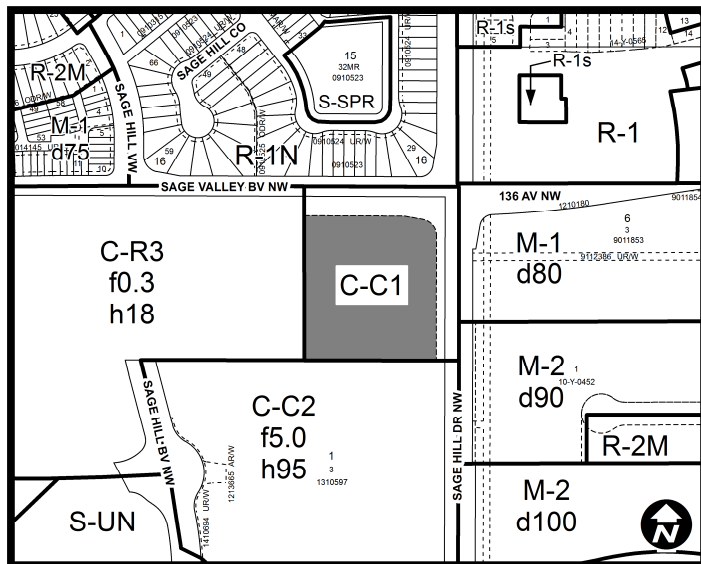
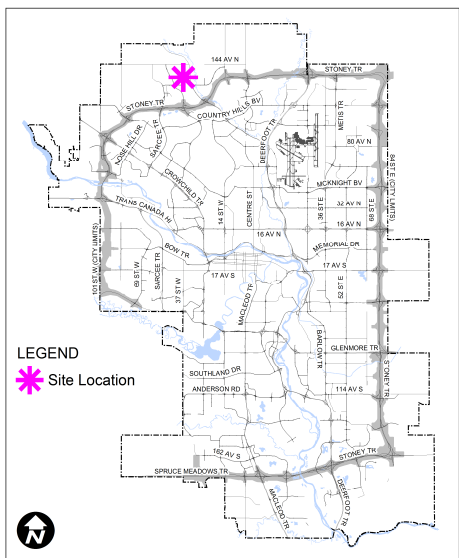
**ATTACHMENT**

1. Proposed Bylaw 99D2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 3655 Sage Hill Drive NW (Portion of SE1/4 36-25-2-5) from Commercial – Regional 3 f0.3h18 (C-R3 f0.3h18) District **to** Commercial – Community 1 (C-C1) District.

**Moved by: M. Wade**  
Absent: M. Foht

**Carried: 8 – 0**

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**Applicant:**

Brown & Associates Planning Group

**Landowner:**

Genesis Land Development Corp

**PLANNING EVALUATION**

**SITE CONTEXT**

This 1.6 hectare (3.9 acre) site is located west of Sage Hill Drive NW and south of Sage Valley Boulevard NW (136 Avenue NW). It is located within the neighbourhood of Sage Hill - part of the greater Symons Valley Community Plan (ASP). The subject lands are currently vacant.

Adjacent lands to the north are characterized by existing single detached low-density residential development. Parcels to the east are designated for future multi-residential development (M-1 and M-2 District). Lands to the south contain the original farmstead and are designated Commercial-Community 2 (C-C2) District in order to provide for future, large comprehensively planned community commercial development.

Lands to the west are currently vacant and are designated Commercial-Regional 3 (C-R3) District. The landowner, Genesis Development Corporation, has submitted a redesignation application proposing multi-residential development (M-1) for the 1.9 hectares (4.8 acres) immediately adjacent to the subject lands. The Owner is also preparing an overall redevelopment scheme for the  $\pm$  18 hectares ( $\pm$  45 acres) to the west. These will include comprehensive amendments to the area structure plan, a new outline plan, and new land use districts.

**LAND USE DISTRICTS**

The proposed land use changes are considered to be simple bylaw amendments and are intended to provide a more suitable land use for this 1.6 hectare (3.9 acre) parcel.

The subject site is currently designated C-R3 under Land Use Bylaw 1P2007. The C-R3 District is intended to provide for comprehensively planned and designed subdivision and development with multiple buildings on multiple parcels; and is typically characterized by regional shopping centre form of development.

The C-C1 District is intended to accommodate small to mid-scale commercial developments located within a community. A variety of large, medium and small format commercial uses are supported by the land use district.

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**LEGISLATION & POLICY**

The subject site is located in the Symons Valley Community Plan (ASP) area and is identified within the ASP's *Transit Oriented Planning Area*. Uses within the *Transit Orientated Planning Area* are intended to be pedestrian oriented and transit supportive.

The ASP also identifies these lands as intended for regional commercial uses. A recent market study evaluated the viability for further regional commercial uses within Sage Hill Crossing and determined this area is already well served with regional commercial uses, and projected less need for these types of uses in Sage Hill Crossing. The study also identified the need to realign the subject site for local commercial uses to meet market expectations.

Furthermore, the land owner (Genesis) is preparing a comprehensive proposal and set of amendments to the Symons Valley Community Plan (ASP) to recognize these changes to the demand picture for regional commercial uses. A concept will be brought forward that is more in keeping with the transit oriented objectives for this area to be realized through future BRT service.

**TRANSPORTATION NETWORKS**

Sage Hill Drive NW and Sage Valley Boulevard NW provide the required transportation infrastructure to service the site.

**UTILITIES & SERVICING**

The site is able to be serviced and utility infrastructure of sufficient capacity is available to meet the demands of development.

**ENVIRONMENTAL ISSUES**

A Phase 1 Environmental Site Assessment was completed for this site and found no issues of concern.

**ENVIRONMENTAL SUSTAINABILITY**

To be addressed through the development permit.

**GROWTH MANAGEMENT**

No concerns.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Not required as there is no Community Association in this area.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

None.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

#### **Introduction**

Genesis Land Development Corporation intends to develop the subject site to accommodate local commercial uses. In consideration, the City of Calgary requested that Genesis submit an application to redesignate the subject site from the Commercial – Regional 3 (C-R3 f0.3h18) District to Commercial – Community 1 (C-C1) District. While the C-R3 District accommodates local commercial uses, the intention of this redesignation is to restrict the commercial uses to those that are local in nature.

#### **Proposed Development**

Genesis intends to develop the subject site to accommodate local commercial uses. It is anticipated that the commercial development will share vehicular and pedestrian access with the proposed adjacent multi-residential development to the west to ensure strong community linkages. The proposed development represents the first stage in a comprehensive redesign of the northern portion of Sage Hill Crossing to accommodate multi-residential and local commercial uses, rather than large format retail, that better complement the future central Town Centre and the Bus Rapid Transit (BRT) station.

#### **Current & Proposed Land Use Designation**

The subject site is designated C-R3 District under the City of Calgary Land Use Bylaw. The C-R3 District is to provide for comprehensively planned and designed commercial subdivision and development over large tracks of land. A variety of large, medium and small format commercial uses are supported by the District. It is proposed that the subject site be redesignated to the C-C1 District which is intended to accommodate small to mid-scale commercial developments located within a community.

#### **Policy Considerations**

The subject site falls under the Symons Valley Community Plan (ASP) and is identified to be within the Transit Oriented Planning Area. Uses within the Transit Orientated Planning Area are intended to be pedestrian oriented and transit supportive. The Transit Oriented Planning Area is divided into six sub-areas and the subject site falls within the Regional Commercial subarea. Policy 5.11.2.1(b) states that “retail and personal service uses may also be allowed within the Regional Commercial Area”.

#### **Rationale**

The following provides rationale for the local commercial uses on the site and the proposed redesignation:



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- In accordance with the ASP, the local commercial uses will contribute towards a transit supportive environment by offering transit commuters with conveniences and services as they make their way to and from the proposed Bus Rapid Transit station.
- A market study evaluated the viability for further regional commercial uses within Sage Hill Crossing. The study found that the current and projected supply of regional commercial development in the area has reduced the demand for regional commercial uses within Sage Hill Crossing. The study identified the need to realign the subject site for local commercial uses to meet market expectations.
- The local commercial development will contribute towards a more visually appealing and pedestrian friendly environment by generating a modest amount of traffic and offering moderate façade widths as compared to the typical regional commercial development.

**Summary**

To ensure that local commercial uses will be provided on the subject site, it is requested that the City of Calgary approve the proposed amendment to the Land Use Bylaw.

The subject site is a portion of the SE-36-25-2 W5M which is located in the northwest quadrant of the City of Calgary. The subject site is rectangular in shape, is ±1.6 hectares (3.9 acres) in size and is currently vacant of any uses. The current designation of the subject site is Commercial – Regional 3 (C-R3 f0.3h18). The land owner, Genesis Land Development Corporation, is proposing to redesignate the subject site to Commercial – Community 1 (C-C1) to allow local commercial uses.

Genesis has divided

the SE-36-25-2 W5M into three areas which they refer to as Site 5, 6 and 7. The subject site is a portion of Site 5, represents stage 1 in the requested transition of the SE-36-25-2 W5M from big-box commercial uses towards multi-family residential and smaller scale local commercial uses which will complement the central Towne Centre identified in the Symons Valley Community Plan. It is the intent of Genesis to offer a re-design for Sites 6 & 7 in the near future through a Stage 2 Land Use Redesignation application.