

**LAND USE AMENDMENT
SAGE HILL (WARD 2)
NORTH OF STONEY TRAIL NW AND EAST OF SYMONS
VALLEY ROAD NW
BYLAW 37D2016**

MAP 31N

EXECUTIVE SUMMARY

This application is a Land Use Amendment for a parcel of land located in the community of Sage Hill, east of Symons Valley Road NW and south of 136 Avenue NW. The application proposes two different land uses on the same parcel. The applicant proposes a redesignation from DC Direct Control District to Multi-Residential – Low Profile (M-1d60) Districts and Commercial Neighbourhood (C-N2) District as a response to changes in the market. The existing DC District (36Z2007) was intended for mainly commercial uses and was based on land-use district C-5 Shopping Centre Commercial Districts from the City of Calgary Land Use Bylaw 2P80.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 January 14

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 37D2016; and

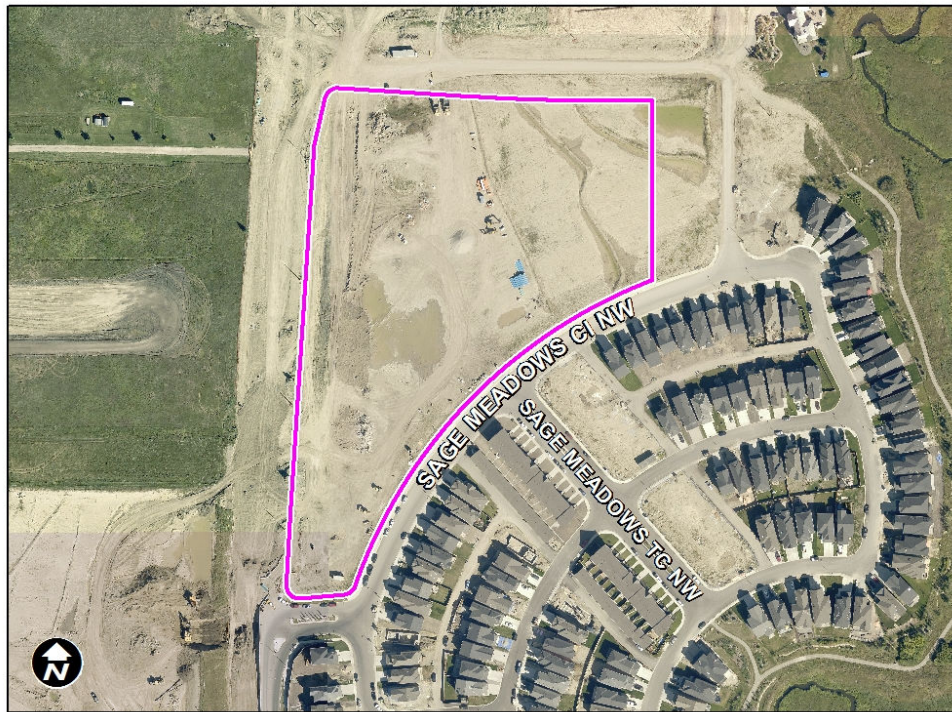
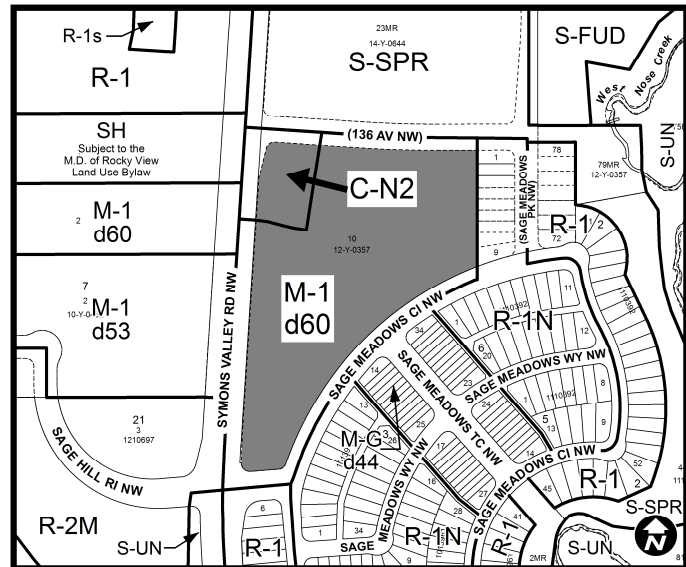
1. **ADOPT** the proposed redesignation of 3.87 hectares \pm (9.56 acres \pm) located at 2909 – 144 Avenue NW (portion of Plan 9312587, Block A) from DC Direct Control District **to** Multi-Residential – Low Profile (M-1d60) District and Commercial – Neighbourhood 2 (C-N2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 37D2016.

REASON(S) FOR RECOMMENDATION:

This application proposes changing the main use of the subject parcel to residential while still providing for some support commercial uses. The proposed land uses are compatible with Municipal Development Plan (MDP) policies and the Symons Valley Community Plan. The proposal can provide a variety of multi-residential housing types with a maximum density of 60 units per hectare as well as a small area for small scale commercial uses.

ATTACHMENT

1. Proposed Bylaw 37D2016
2. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.87 hectares \pm (9.56 acres \pm) located at 2909 – 144 Avenue NW (portion of Plan 9312587, Block A) from DC Direct Control District **to** Multi-Residential – Low Profile (M-1d60) District and Commercial – Neighbourhood 2 (C-N2) District.

Moved by: M. Wade

Carried: 6 – 0

Absent: R. Wright, S. Keating and M. Logan

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Applicant:

Genesis Land Development

Landowner:

Genesis Land Development Corp

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northwest quadrant of the city and consists of 3.87 hectares \pm (9.56 acres \pm) of land at the corner of Symons Valley Road NW and 136 Avenue NW. The subject lands are predominately flat and are currently undeveloped.

The site is identified as a neighbourhood node on the Symons Valley Community Plan Land Use Concept Map (Map 3). The purpose of a neighbourhood node is to provide a social and transit focus for the surrounding residential neighbourhood within the community. The Land Use Concept Map also identifies a joint-use site to the north, residential area and a community park to the east, residential area to the south, and a transit oriented planning area to the west. This area structure plan was approved by City Council in 2001.

On 2007 April 16 Council redesignated the subject lands from Urban Reserve (UR) to DC36Z2007. This direct control district was intended to meet the needs of a neighbourhood node and allow for mixed-use development. The DC is based on a commercial district and requires a residential density of a minimum of 86 units per hectare (35/acre) and allows for a maximum of 148 units per hectare (60/acre).

The proposed redesignation would increase the minimum density to 50 units per hectare (20/acre) and a maximum of 60 units per hectare (24/acre), with a density modifier cap of 60 units per hectare.

Administration is currently reviewing a subdivision application for the parent parcel which would create the subject site. The subdivision is awaiting registration.

LAND USE DISTRICTS

This application proposes redesignating one previously approved parcel to respond to changes in the market which has resulted in a decreased demand for retail property. The land use amendment proposal is for two land-uses on the same parcel and the amendment would redesignate the majority of the parcel Multi-Residential Low Profile (M-1) District and a smaller portion of the site Commercial Neighbourhood 2 (C-N2) District. The proposed two land uses would ensure that the parcel remains mixed use maintaining the purpose of the Neighbourhood Node Area as outlined in the Symons Valley Community Plan.

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LEGISLATION & POLICY

Symons Valley Community Plan (Statutory 2001)

The Symons Valley Community Plan identifies the subject site as being located in a Neighbourhood Node Area. The purpose of this area is to provide a social and transit focus for the surrounding residential neighbourhood within the community. According to the plan, a neighbourhood node will accommodate a concentration of housing located around a central park with one or more transit stops. In addition, public or separate schools and neighbourhood scale commercial, institutional and recreational uses may also be allowed to locate within the area. The property located directly to the north of the subject site is designated Special Purpose – School, Park and Community Reserve (S-SPR) District and will serve the ‘central park’ function as identified in the purpose of the Neighbourhood Node Area.

When approved in 2007, the intent of the current land-use designation was to allow for mixed use development and provide the neighbourhood scale commercial uses suggested in the Symons Valley Community Plan. The proposed amendment will change the main use to residential, but still provides an opportunity for neighbourhood-scale commercial uses, meeting the purpose of the neighbourhood node area. The neighbourhood-scale commercial uses would be achieved through the proposed Commercial Neighbourhood 2 (C-N2) District.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was reviewed and approved for this application.

UTILITIES & SERVICING

Utilities and servicing will be extended from the adjacent lands to the subject lands. The cost for extending the utilities and servicing is the responsibility of the developer.

ENVIRONMENTAL ISSUES

The developer is responsible for ensuring that the environmental conditions of the subject property meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.

ENVIRONMENTAL SUSTAINABILITY

None

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GROWTH MANAGEMENT

This site is not subject to any growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received.

Citizen Comments

Administration has received nine individual letters of objection and one petition with 43 citizen signatures. The following concerns were expressed in response to the proposal:

- Decreased property values;
- Increased noise;
- Increased density;
- Form of development not in character of community;
- Increased traffic;
- Decreased greenspace;
- Loss of services and support commercial uses; and
- Decreased privacy.

Since receiving the citizen comments, the applicant has asked that a maximum density modifier of 60 units per hectare be applied to the proposed Multi-Residential Low Profile District (M-1). This modifier allows the applicant to achieve their desired density and lessens the impact on the surrounding community.

Administration would also like to note that there seems to be some confusion surrounding the subject parcel. Many of the letters received noted that this site was to be developed as a park or green space. This is incorrect. The property located directly to the north of the subject site is designated Special Purpose – School, Park and Community Reserve (S-SPR) District and will serve the ‘central park’ function as identified in the purpose of the Neighbourhood Node Area in the Symons Valley Community Plan.

Public Meetings

No meetings were held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This 3.79 ha (9.3 ac) site in Sage Meadows (Symons Valley ASP) is currently designated DC 36Z2007. Genesis requests that City Council redesignate the property to M-1 (8.6ac.) and C-N2 (.9 ac.) to allow approximately 200 townhouse units and approximately 10000 sq ft. of commercial development.

The existing DC zoning is based on the Land Use Bylaw 2P80 C-5 shopping centre designation with residential uses added. The commercial market has changed considerably since the site was designated in 2007 with the development of several other shopping centres in the general area. Genesis has undertaken a market analysis to determine the commercial demand in the area. This analysis, which we have provided to the Administration, indicated an extremely low level of retail demand. There is however a substantial demand for multiunit residential development in this part of Calgary. The proposed commercial development will support the proposed residential units and thereby reduce vehicular trips.