

**LAND USE AMENDMENT  
SAGE HILL (WARD 2)  
SOUTH OF 136 AVENUE NW AND EAST OF SYMONS VALLEY  
ROAD NW  
BYLAW 98D2018**

**MAP 31N**

**EXECUTIVE SUMMARY**

This land use amendment application in the community of Sage Hill seeks to redesignate a 0.36 hectares ± (0.89 acres ±) L-shaped portion of the subject site from Multi-Residential – Low Profile (M-1d60) District to Commercial - Neighbourhood 2 (C-N2) District. This proposed amendment to a portion of the 3.88 hectares ± (9.58 acres ±) site is intended to increase the size of the existing Commercial – Neighbourhood 2 (C-N2) District area in the northwest corner of the site to a total size of 0.72 hectares ± (1.78 acres ±) in order to accommodate a proposed neighbourhood-scale commercial development with a range of uses that complements and serves the adjacent residential developments.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION’S RECOMMENDATION</b>	2018 January 25
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 98D2018; and	
<ol style="list-style-type: none"> <li>1. <b>ADOPT</b> the proposed redesignation of 0.36 hectares ± (0.89 acres ±) located at 45 Sage Meadows Circle NW (a portion of Plan 1711731, Block 7, Lot 10) from Multi-Residential – Low Profile (M-1d60) District to Commercial – Neighbourhood 2 (C-N2) District, in accordance with Administration’s recommendation; and</li> <li>2. Give three readings to the proposed Bylaw 98D2018.</li> </ol>	

**REASON(S) FOR RECOMMENDATION:**

The proposed land use redesignation is compatible with applicable policies identified in the Municipal Development Plan (MDP) and the Symons Valley Community Plan. The proposal involves minor changes to the previously approved land use amendment application by expanding the area of the existing commercial land use district in order to accommodate a neighbourhood-scale commercial development that complements and serves the needs of the adjacent residential developments.

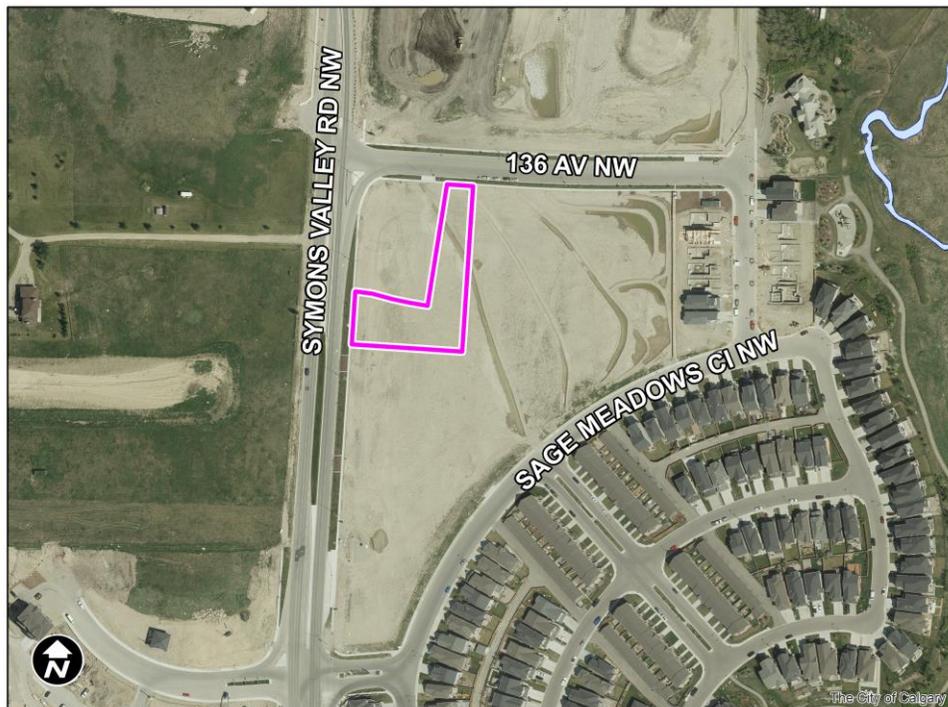
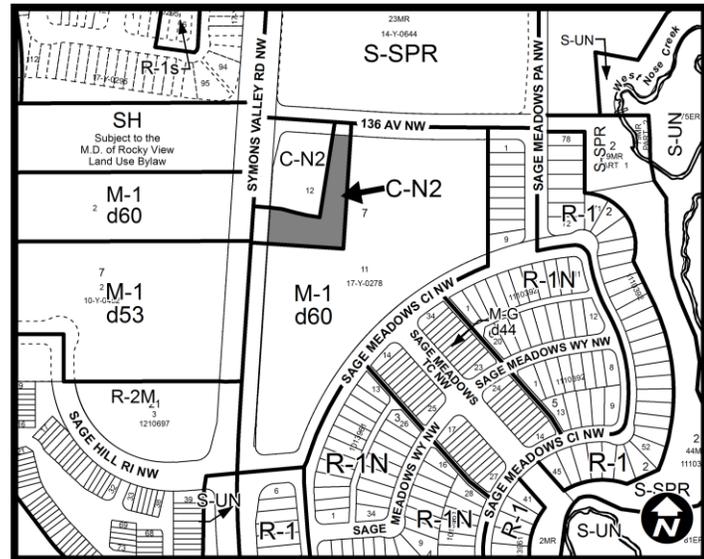
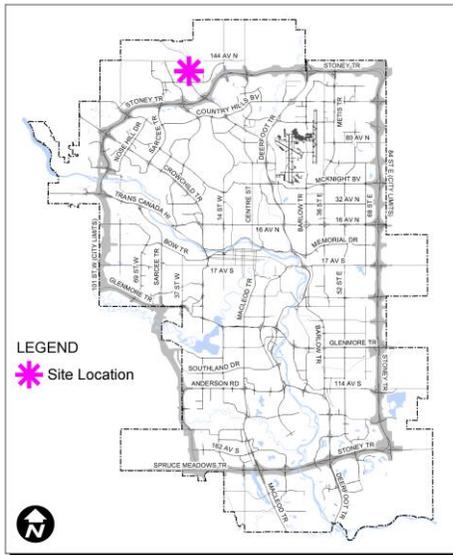
**ATTACHMENT**

1. Proposed Bylaw 98D2018

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BYLAW 98D2018

MAP 31N

LOCATION MAPS



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ROAD NW  
BYLAW 98D2018

MAP 31N

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 45 Sage Meadows Circle NW (a portion of Plan 1711731, Block 7, Lot 10) from Multi-Residential – Low Profile (M-1d60) District to Commercial – Neighbourhood 2 (C-N2) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

**Applicant:**

B&A Planning Group

**Landowner:**

Genesis Land Development Corporation

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located south of 136 Avenue NW and east of Symons Valley Road NW within the community of Sage Hill. The site's total area is approximately 3.88 hectares  $\pm$  (9.58 acres  $\pm$ ) in size, and is predominately flat and currently vacant and undeveloped. This land use amendment application affects a 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) L-shaped portion of site.

A municipal reserve (MR) parcel intended for a future public elementary/junior high site exists to the north of the parcel, directly across 136 Avenue NW. A mix of newly constructed and under construction single detached dwellings exist to the east, while a range of constructed multi-residential and single detached dwellings exist to the south. One residential acreage and a future multi-residential development site exist to the west.

According to data from The City of Calgary 2017 Census highlighted below, the population of the still growing new community of Sage Hill peaked in 2017. Accordingly, the community continues to experience ongoing growth and development.

<b>Sage Hill</b>	
Peak Population Year	2017
Peak Population	6,083
2017 Current Population	6,083
Difference in Population (Number)	0

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**MAP 31N**

Difference in Population (Percent)	0%
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On 2016 March 07, Council approved Bylaw 37D2016 and redesignated the site from DC Direct Control District (DC36Z2007) to Multi-Residential – Low Profile (M-1d60) District and Commercial – Neighbourhood 2 (C-N2) District.

In 2017 August, the review of a subdivision application (SB2017-0278) by Administration to create two parcels - a small parcel in the northwest corner of the site to accommodate a future commercial development and a larger parcel for a future multi-residential development led to the identification that the proposed tentative plan boundaries did not conform with the approved land use district boundaries. This subdivision application is on hold, pending the outcome of this land use amendment application to adjust the land use boundaries.

In addition to these two identified applications, Administration is also reviewing two development permits received separately for the site for a proposed small-scale commercial development and a proposed multi-residential development. These applications are currently under review.

**LAND USE DISTRICTS**

This proposal seeks to redesignate an L-shaped portion of the site currently designated as Multi-Residential Low Profile (M-1d60) District to the Commercial-Neighbourhood 2 (C-N2) District. The C-N2 District is intended to allow small-scale commercial developments. The proposed adjustments to the land use boundaries would constitute a minor bylaw amendment and would ensure the parcel continues to support a mix of uses that maintain the purpose of the Neighbourhood Node Area as outlined in the Symons Valley Community Plan.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the recommendation ensures an appropriate mix of land uses are developed in an orderly, efficient, safe and economical manner (subsection 8.11). The proposal also contributes to a healthy environment, a healthy economy, and a high quality of life by expanding an existing commercial land use district area to accommodate a proposed development that meets local community needs and has direct and walkable access to adjacent residential developments (subsection 8.12).

Municipal Development Plan (2009)

The subject site is located within the Residential Developing - Planned Greenfield with Area

**LAND USE AMENDMENT  
SAGE HILL (WARD 2)  
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ROAD NW  
BYLAW 98D2018**

**MAP 31N**

Structure Plan (ASP) area, according to the Urban Structure Map (Map 1) of the Municipal Development Plan (MDP). While ASPs existing prior to the adoption of the MDP are considered appropriate policies to provide specific direction for development of respective communities, there are several MDP policies, which support the proposed land use redesignation. These include supporting the development of complete communities, ensuring a mix of land uses surrounding transit stops, creating neighbourhood retail centres to serve community needs, and locating local commercial developments to serve and be directly accessible to adjacent higher density residential areas of a community.

The Symons Valley Community Plan (2001)

The Symons Valley Community Plan, the area structure plan (ASP) for the local area, identifies the subject site as a Neighbourhood Node Area. The purpose of a neighbourhood node is to provide a social and transit focus for the surrounding residential neighbourhood within the community. A neighbourhood node is intended to accommodate a concentration of housing located near a central park as well as one or more transit stops. Other uses, including public or separate schools and neighbourhood-scale commercial, institutional and recreational uses, may also be located within a neighbourhood node. In terms of surrounding areas, the ASP also indicates a joint use site to the north, a residential area and a community park to the east, a residential area to the south, and a transit oriented planning area to the west of the subject site.

When Bylaw 37D2016 was approved in 2016, the land use designation was intended to allow for largely residential uses of low height and medium density with an opportunity for neighbourhood-scale commercial uses in order to align with the purpose of the Neighbourhood Node Area and respond to changes in the market. Expanding the existing Commercial Neighbourhood 2 (C-N2) District would continue to meet this purpose and would align with the direction of the previously approved land use designations. The proposed land use designations conform to the ASP as the proposed expansion of the commercial area will assist in accommodating and realizing a slightly larger neighbourhood-scale commercial development with a range of uses that complements and serves the adjacent residential developments.

**TRANSPORTATION NETWORKS**

The subject site is bounded by 136 Avenue NW to the north, Symons Valley Road NW to the west, Sage Meadows Circle NW to the south, and existing residential development to the east.

The proposed commercial site is located within an approximately 1 kilometre (15 minute) walk of the future Transit Hub along Sage Hill Drive NW. Transit Service will be provided immediately adjacent the subject lands on 136 Avenue NW and on Symons Valley Road NW. Transit stops will be located immediately adjacent the commercial site.

Vehicular access to the site will be determined at the subdivision and development permit stage.

**LAND USE AMENDMENT  
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**MAP 31N**

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### **UTILITIES & SERVICING**

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed land use without the need for off-site improvements at this time.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for this land use amendment application.

### **ENVIRONMENTAL SUSTAINABILITY**

The proposed land use redesignation will enable commercial development that can accommodate a greater range of uses that are within a short walking distance of and have direct pedestrian connections to transit and adjacent residential developments. This will contribute to creating a healthy and complete community and may enhance the long-term economic viability of various uses within the proposed development through ensuring local residents will have direct and convenient access to daily commercial and retail services. Sustainability measures are currently under review as part of the evaluation of the development permit application received separately for the commercial site.

### **GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

The Sage Hill Community Association identified by email correspondence on 2017 November 25 that they had no objection to this proposed application and development. The email correspondence is attached in APPENDIX II of this report.

#### **Citizen Comments**

No comments were received by the CPC report submission date.

#### **Public Meetings**

**LAND USE AMENDMENT  
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ROAD NW  
BYLAW 98D2018**

**MAP 31N**

---

No public meetings were held by the Applicant or Administration in association with this application.

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ROAD NW  
BYLAW 98D2018

MAP 31N

**APPENDIX I**  
**APPLICANT'S SUBMISSION**



**Applicant's Submission - 45 Sage Meadows CI NW**

Introduction

The subject property is a portion of Lot 10, Block 7, Plan 1711731 which is located in the northwest quadrant of the City of Calgary. This property is currently zoned Multi-Residential Low Profile (M-1d60) district and Commercial – Neighbourhood 2 (C-N2) district, is vacant of uses and has been stripped and graded. The land owner, Genesis Land Development Corporation, is proposing to redesignate a ±0.36 hectares (0.89 acres) L-shaped portion of the site from M-1d60 to C-N2 in order to expand the existing C-N2 land use area to accommodate a future commercial development. Please note that subdivision and development permit applications have been submitted to support this development.

Proposed Development

The subject site is intended to be developed to accommodate local commercial uses. It is proposed that the commercial development share vehicular and pedestrian access from 136 Avenue NW with the adjacent future multi-residential development to the east to ensure strong community linkages. A right-in from Symons Valley Road NW is also identified to serve the development and support the proper internal circulation of vehicles.

Current & Proposed Land Use Designation

The subject ±0.36 hectares (0.89 acres) are designated as the M-1d60 district under the City of Calgary Land Use Bylaw. The M-1 district allows for multi-residential uses of low height and medium density. The density modifier limits the density of the site to 60 units per hectare. To allow for the envisioned development, it is proposed that the land be redesignated to the C-N2 district. The purpose of the C-N2 district is to allow for small scale commercial developments.

Policy Considerations

The subject site falls under the Symons Valley Community Plan (ASP) and is identified to be within a Neighbourhood Node. The purpose of a Neighbourhood Node is to provide a social and transit focus for the surrounding residential neighbourhood within the community. Neighbourhood-scale commercial is one of the uses anticipated for a Neighbourhood Node.

Summary

The proposed land use redesignation from M-1d60 to C-N2 would expand the area already designated as C-N2 on the subject property. The additional area will allow for a slightly larger commercial development to serve the daily needs of the surrounding residential area. Providing local commercial uses on this site is in conformity with the Neighbourhood Node requirements of the Symons Valley Community Plan. In consideration, we respectfully request the support of the City of Calgary Administration and Council for this Land Use Bylaw amendment.

LAND USE AMENDMENT  
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ROAD NW  
BYLAW 98D2018

MAP 31N

APPENDIX II

COMMUNITY ASSOCIATION LETTER

From: [Pete Steenaerts](#)  
To: [CPAG Circ](#)  
Cc: [McLeod, Fraser A.](#)  
Subject: [EXT] RE: LOC2017-0296- Circulation Package  
Date: Saturday, November 25, 2017 10:29:13 AM  
Attachments: [image003.png](#)  
[image004.png](#)

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Hello Fraser,

Thanks for the email and call on this, my apologies, I have been away on vacation and am just getting caught up on emails.

By way of this email, the Sage Hill Community Association has no objection to this proposed development. The plans and request for the change have been socialized with us by the Ward 2 councillor and his staff and the board of directors has not expressed any concerns with this project.

Thank you for your diligence in ensuring our feedback was considered, and again I apologize for the delay in replying.

Cheers,  
Pete

**Pete Steenaerts** | President  
**Sage Hill Community Association**  
Secretary | **Federation of Calgary Communities**

██████████  
@SageHillPres



FEDERATION OF  
CALGARY COMMUNITIES



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