

Background and Planning Evaluation

Background and Site Context

This site is located in the developing northwest community of Sage Hill, west of Symons Valley Road NW and north of Sage Hill Rise NW. The site is approximately 2.51 hectares (6.21 acres) and is an L-shaped lot approximately 130 metres wide by 265 metres deep. The original outline plan and land use amendment application for this area were approved in 2008. The subject site is part of a development area made up of lots subdivided for country residential development while part of Rocky View County and annexed into the City of Calgary in 1989 (Board Order 19137). The site is surrounded by Multi-Residential – Low Profile (M-1) to the north and a Direct Control (DC) District that allows for low-scale community commercial development to west. To the south are lands designated as Residential – Low Density Multiple Dwelling (R-2M). The site is located approximately 450 metres (six-minute walk) from the future Sage Hill Bus Rapid Transit (BRT) station and mixed-use institutional site. A regional commercial centre is approximately 800 metres (11-minute walk) to the southwest.

Community Peak Population Table

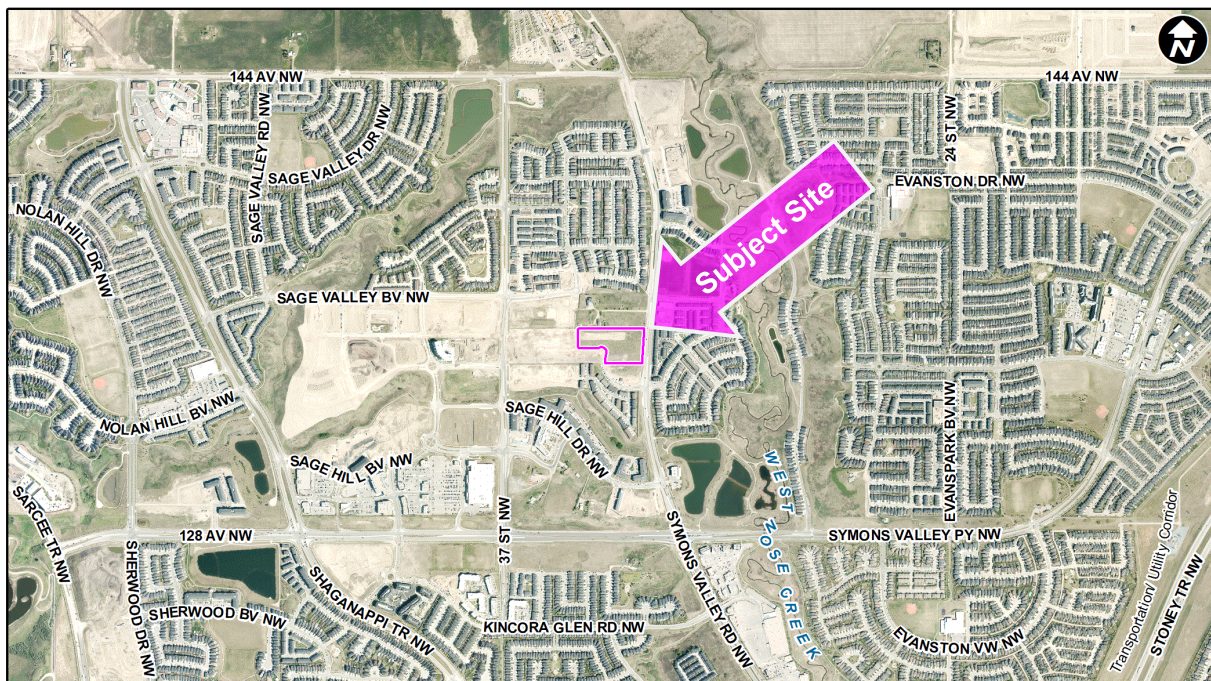
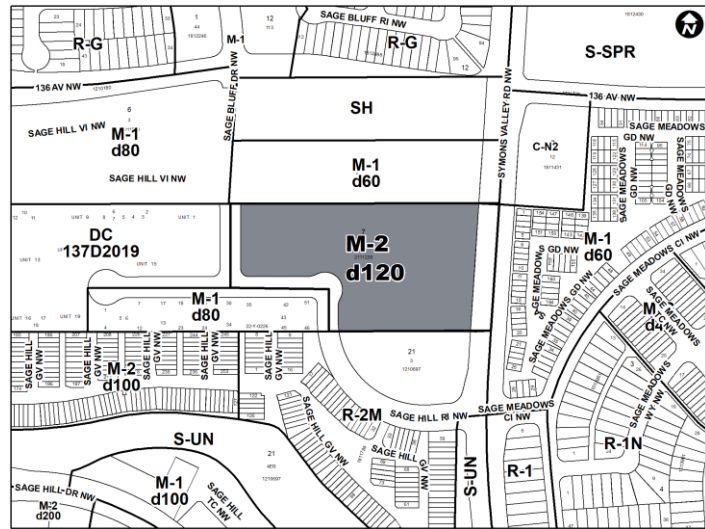
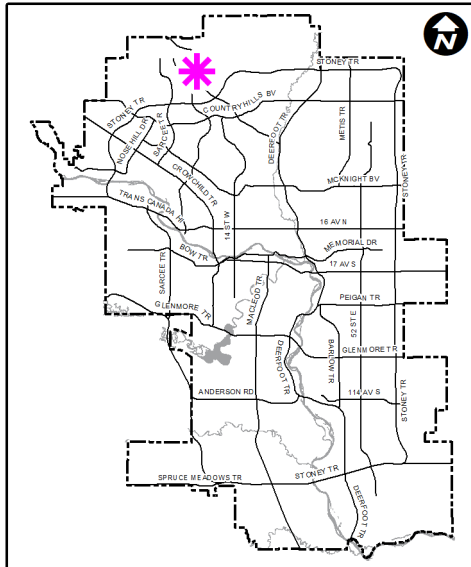
As identified below, the community of Sage Hill reached its peak population in 2019.

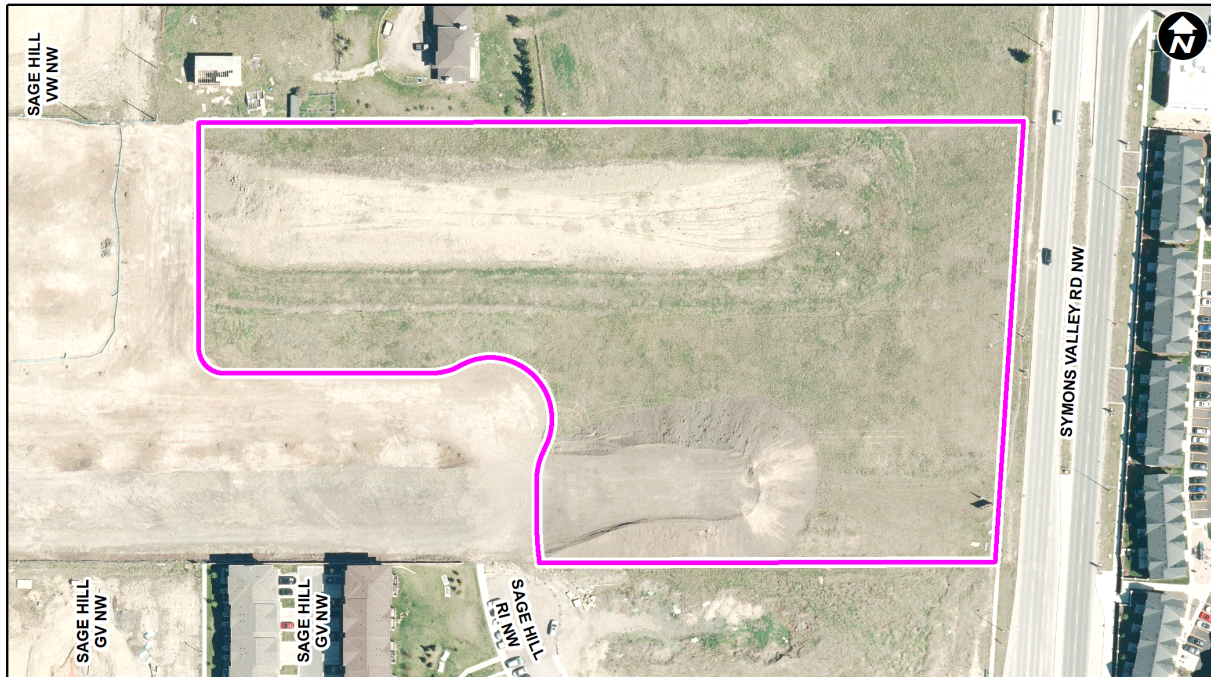
Sage Hill	
Peak Population Year	2019
Peak Population	7,924
2019 Current Population	7,924
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 site is currently designated Multi-Residential – Low Profile (M-1d53) District. This provides for multi-residential development in a variety of forms of low height and medium density. The existing M-1 District allows for a maximum height of 14.0 metres and requires a minimum density of 50 units per hectare. The existing density modifier applied to this site allows for a maximum of 53 dwelling units per hectare (133 dwelling units).

This application proposes to change the designation of this site to Multi-Residential – Medium Profile (M-2d120) District. This allows for medium density, multi-residential development in a variety of forms. The proposed M-2d120 District will allow for a multi-residential development with a maximum height of 16.0 metres (an increase of 2.0 metres), a maximum floor area ratio of 3.0 and requires a minimum of 60 dwelling units per hectare. The proposed density modifier would allow for a maximum of 120 dwelling units per hectare, which would result in up to 301 dwelling units, an increase of between 50 to 172 dwelling units from the current designation.

The proposed increased number of residential dwellings is comparable to the number of residential dwellings which were removed from the plan area when the adjacent site to the west was redesignated from residential to commercial development in 2019 ([Bylaw 137D2019](#)). This application can serve to utilize the unused density that remains within Appendix 2 – “Site B Density Allocation” in the *Symons Valley Community Plan*.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed M-2d120 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that will be considered during the review of the development permit application include the site's interface with the adjacent multi-residential developments and Symons Valley Road NW, and the site's sloping topography.

Transportation

Transit routes 115 (Symons Valley Parkway) and 123 (Sage Hill / North Pointe) are 700 metres (nine-minute walk) to the south, providing south, east and west-bound travel. The future Sage Hill Bus Rapid Transit (BRT) station at the intersection of Sage Hill Rise and Symons Valley Road NW is located approximately 450 metres (six-minute walk) to the west, providing regular service of north and south-bound travel.

Currently, no public sidewalk exists beside the site but will be required on all street frontages at the development permit stage.

Vehicular traffic from Symons Valley Road NW or direct garage access from Sage Hill Rise NW will not be permitted. There will be a shared roadway access from Sage Hill Street and Sage Hill Rise to the site. Details will be finalized at the development permit stage.

A Transportation Impact Assessment was required as part of this application and a Traffic Memo was provided in response.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

The overall utilities and servicing for this development area were previously planned with the original approved outline plan. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed through the future development permit.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and 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 in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Policies for this area recognize the approved ASP, the *Symons Valley Community Plan*, as appropriate to

provide direction for development of the local community. This proposal aligns with the policies in the MDP for the Planned Greenfield with Area Structure Plan (ASP) area by providing for a comprehensive development that is aligned with the *Symons Valley Community Plan* as described below.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Symons Valley Community Plan (Statutory – 2001)

The [Symons Valley Community Plan](#) (SVCP) identifies the subject site as part of the Transit Oriented Planning Area. The Transit Oriented Planning Area is intended to guide development within 600 metres of the proposed BRT station in Sage Hill and supports the development of a sustainable core area for the Symons Valley community.

Map 3A of the SVCP further identifies the subject site as part of Site B of the Transit Oriented Planning Area and designates the site as a Higher Density Residential Area. The Higher Density Residential Area is intended to provide the opportunity for primarily medium density residential development with opportunities for community-scale commercial developments servicing local residents within the immediate area.

Implementation policies of the SVCP identify a maximum of 3,800 total residential dwelling units for Site B of the Transit Oriented Planning Area. Those units are further distributed in Appendix 2 – “Site B Density Allocation” of the SVCP. The subject site, in addition to the two parcels immediately to the west, 3950 Sage Hill Drive NW and 265 Sage Hill Rise NW make up Site B - Area 4 and have a Base Maximum Density of 363 dwelling units (Attachment 5).

When considered with the previously discussed commercial development at 3950 Sage Hill Drive NW and ongoing residential development at 265 Sage Hill Rise NW, this land use amendment would allow Area 4 to align with the density allocations and its Base Maximum Density of 363 dwelling units as shown in the table below:

	Land Use Designation	Site Area	Maximum Residential Dwellings
Site B - Area 4 Total Density Allocation			363 dwellings
Subject Site	M-2d120 (proposed)	2.51 hectares	301 dwellings
3950 Sage Hill Drive NW	DC based on C-C1	2.29 hectares	-
265 Sage Hill Rise NW	M-1d80	0.79 hectares	62 dwellings
Maximum Potential Dwellings			363 dwellings

If approved, the proposed land use amendment would allow for up to 301 units to be developed on the subject site which is in alignment with the SVCP density policies for this area.