

**Planning and Development Services Report to
Calgary Planning Commission
2023 July 20**

**ISC: UNRESTRICTED
CPC2023-0686
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**Land Use Amendment in Sage Hill (Ward 2) at 200 Sage Hill Rise NW,
LOC2022-0221**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.51 hectares \pm (6.21 acres \pm) located at 200 Sage Hill Rise NW (Plan 2111229, Block 7, Lot 2) from Multi-Residential – Low Profile (M-1d53) District to Multi-Residential – Medium Profile (M-2d120) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council give three readings to **Proposed Bylaw 155D2023** for the redesignation of 2.51 hectares \pm (6.21 acres \pm) located at 200 Sage Hill Rise NW (Plan 2111229, Block 7, Lot 2) from Multi-Residential – Low Profile (M-1d53) District to Multi-Residential – Medium Profile (M-2d120) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a medium density residential development in the community of Sage Hill.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Symons Valley Community Plan*.
- What does this mean to Calgarians? This proposal would allow for more housing units within proximity to a major commercial development within a developing area.
- Why does this matter? This will contribute to Calgary's overall economic health by housing more residents within Calgary's city limits and allowing for more compact development with better use of existing infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 December 12 by Manu Chugh Architect Ltd. on behalf of the landowner, Sage Property Development Inc. As referenced in the Applicant Submission (Attachment 2), the proposal is to facilitate a multi-residential development with a mix of low to medium-scale residential forms. The site is approximately 2.51 hectares (6.21 acres) and is located in the northwest community of Sage Hill, west of Symons Valley Road NW and north of Sage Hill Rise NW. The subject site is part of a developing, medium density area composed of lots originally developed as country residential lots in Rocky View County. An outline plan and land use amendment application for this area was approved in 2008 and this site was designated as Multi-Residential – Low Profile (M-1d53) District at that time.

This application originally requested a change to the density modifier of the Multi-Residential – Low Profile District to allow up to 120 dwelling units per hectare (M-1d120). The application proposal was changed to Multi-Residential – Medium Profile during the application's review to provide additional building height to mitigate potential challenges posed by the site's slope.

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A detailed planning evaluation of the application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As described in the Applicant Outreach Summary (Attachment 3) the applicant indicated that they reached out to the Sage Hill Community Association and Ward Councillor's Office and some nearby neighbours for comment.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No comments from members of the public were received by Administration.

The Sage Hill Community Association provided a circulation response for the initial application of M-1d120 (Attachment 4). The response indicated their support for the proposed intensity of development and its alignment with other ongoing development in this area.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Sage Hill and provides for additional opportunities for higher density housing in a developing area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of 301 residential dwelling units, an increase of 170 dwelling units from what is currently allowed under the M1d53 District. If approved, the additional residential dwellings may help to support the existing and developing commercial developments in the area through helping keep alignment with the density targets outlined in Appendix 2 – "Site B Density Allocation" of the *Symons Valley Community Plan* (Attachment 5).

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Symons Valley Community Plan Density Allocation
6. **Proposed Bylaw 155D2023**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform