

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

ISC: UNRESTRICTED
CPC2023-0770
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Policy and Land Use Amendment in Sage Hill (Ward 2) at 230 Sage Hill Blvd NW,
LOC2023-0019

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Symons Valley Community Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 2.93 hectares \pm (7.24 acres \pm) located at 230 Sage Hill Boulevard NW (Plan 2010394, Block 3, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council:

1. Give three readings to **Proposed Bylaw 64P2023** for the amendments to the Symons Valley Community Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 157D2023** for the redesignation of 2.93 hectares \pm (7.24 acres \pm) located at 230 Sage Hill Boulevard NW (Plan 2010394, Block 3, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment proposes a Direct Control (DC) District to allow for a six-storey residential building on the northern portion of the site and commercial development on the southern portion of the site.
- The proposal allows for an appropriate building form and set of uses within the Symons Valley Town Centre and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more housing near a future bus rapid transit (BRT) station and civic centre.
- Why does this matter? The proposal would enable additional commercial and residential opportunities within a planned town centre in Sage Hill.
- An amendment to the *Symons Valley Community Plan* is required to accommodate this proposal.
- A development permit for a mixed-use development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application is located in the northwest community of Sage Hill, and was submitted by Certus Developments, on behalf of the landowner, Genesis Land Development Corporation on 2023 January 23. The site is an irregular shaped lot, including an area of approximately 2.93

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hectares (7.24 acres) located adjacent to the future Symons Valley Civic Centre, containing the future library, transit facilities, and other amenities.

The proposed land use amendment would accommodate a residential development with optional commercial on the northern portion on the site, with primarily commercial development on the southern portion of the site. A Direct Control (DC) District and policy amendment are proposed to implement the transit-oriented goals of the *Symons Valley Community Plan*.

A development permit for a mixed-use development containing 280 residential units with a maximum height of 23 metres, and approximately 5,498 square metres (59,182 square feet) of commercial development was submitted on 2023 June 15 and is under review. Additional details can be found in the Applicant Submission (Attachment 4).

A detailed planning evaluation of the application, including location maps and 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 respective community association was appropriate. In response, the applicant reached out to the Sage Hill Community Association and had a discussion on the project with the community association president. They committed to future discussion at the development permit stage. The Applicant Outreach Summary can be found in Attachment 5.

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.

Administration received seven letters of opposition regarding the application. The letters of opposition focused on the increase in density, and the feeling that there was too much density in the area which contributed to traffic issues in the community.

Comments were received from the Sage Hill Community Association (Attachment 6). They neither supported nor opposed the application but commented on having adequate parking for the residential development and exploring better options for pedestrians at crosswalks and intersections.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types near transit and enable a more efficient use of the land and infrastructure. The associated policy amendments formalize the expectations around ensuring a walkable, well designed, transit oriented development site.

Environmental

While this application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*, the addition of significant residential density located adjacent to a transit hub meets the objectives of Program Pathway H: Focus land use planning to prioritize zero emissions city design. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of these sites would provide housing opportunity and support local business within the Sage Hill Town Centre area. The proposal provides additional opportunities for transit accessible housing options close to the future BRT line.

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. **Proposed Bylaw 64P2023**
3. **Proposed Bylaw 157D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform