



Public Hearing of Council

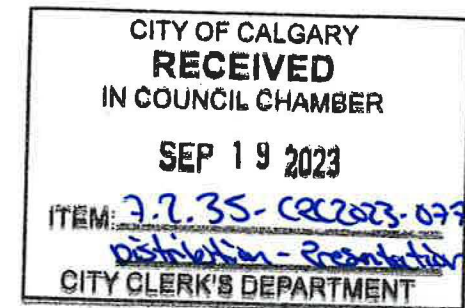
Agenda Item: 7.2.35



LOC2023-0019 / CPC2023-0770

Land Use Amendment

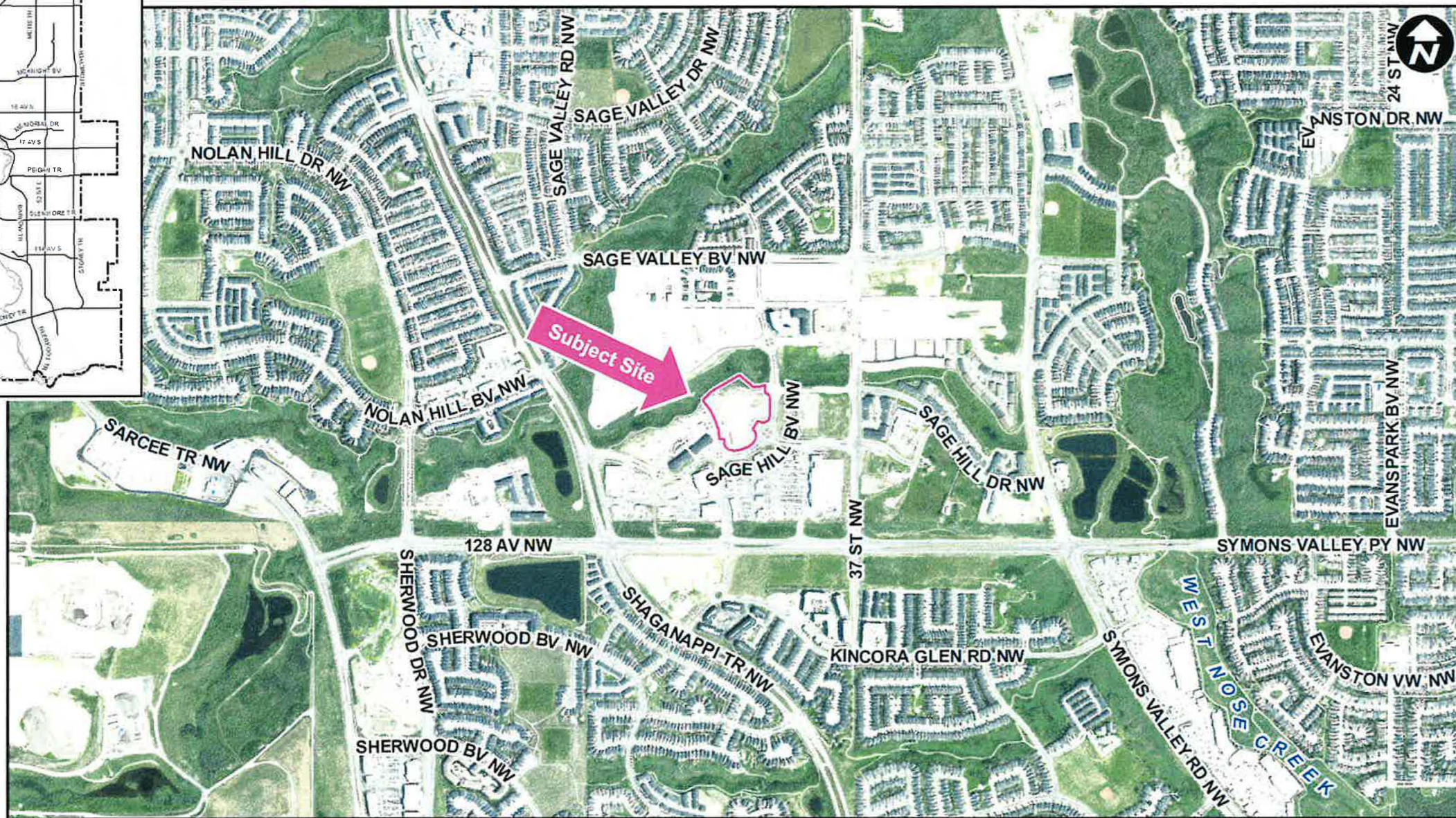
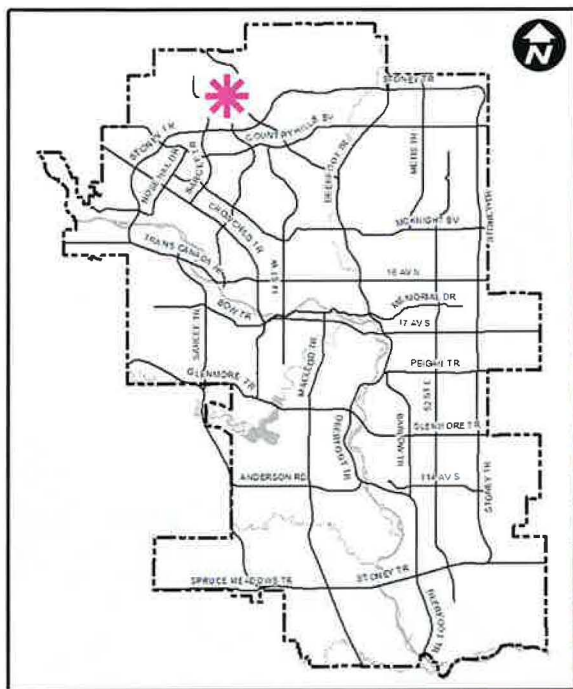
September 19, 2023



Calgary Planning Commission's Recommendation:

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).

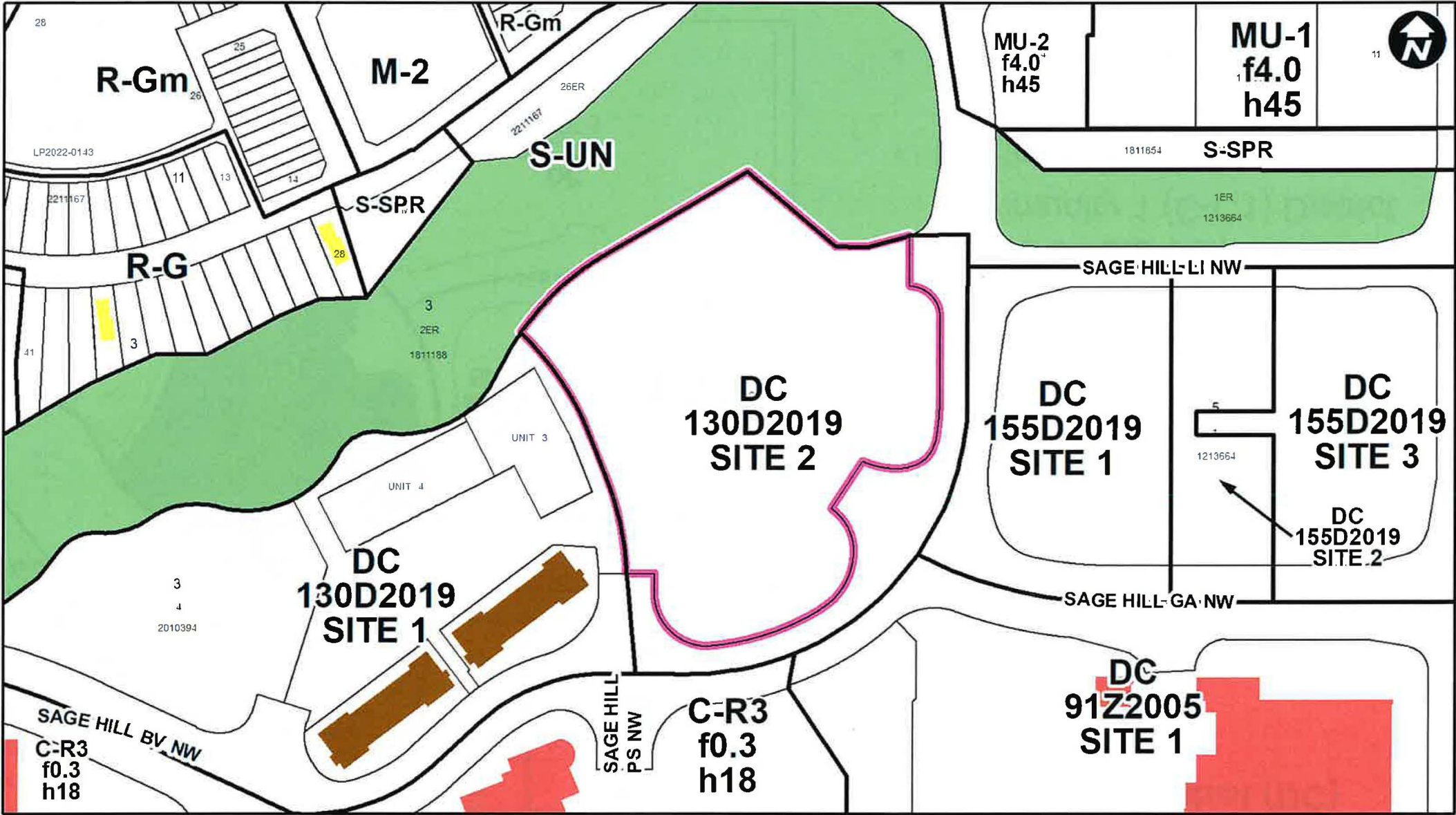


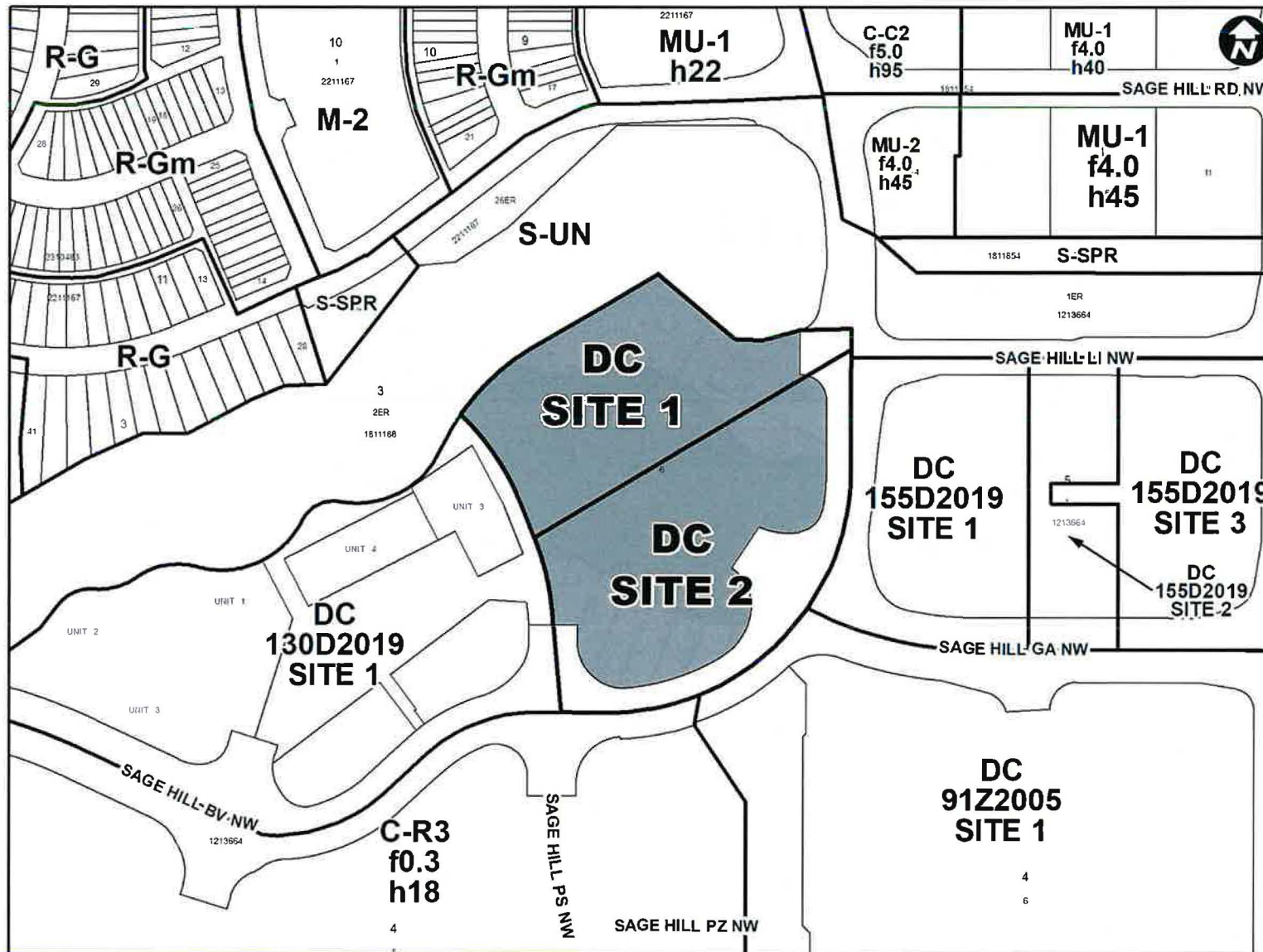


Parcel Size:

2.93 ha
7.24 ac

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

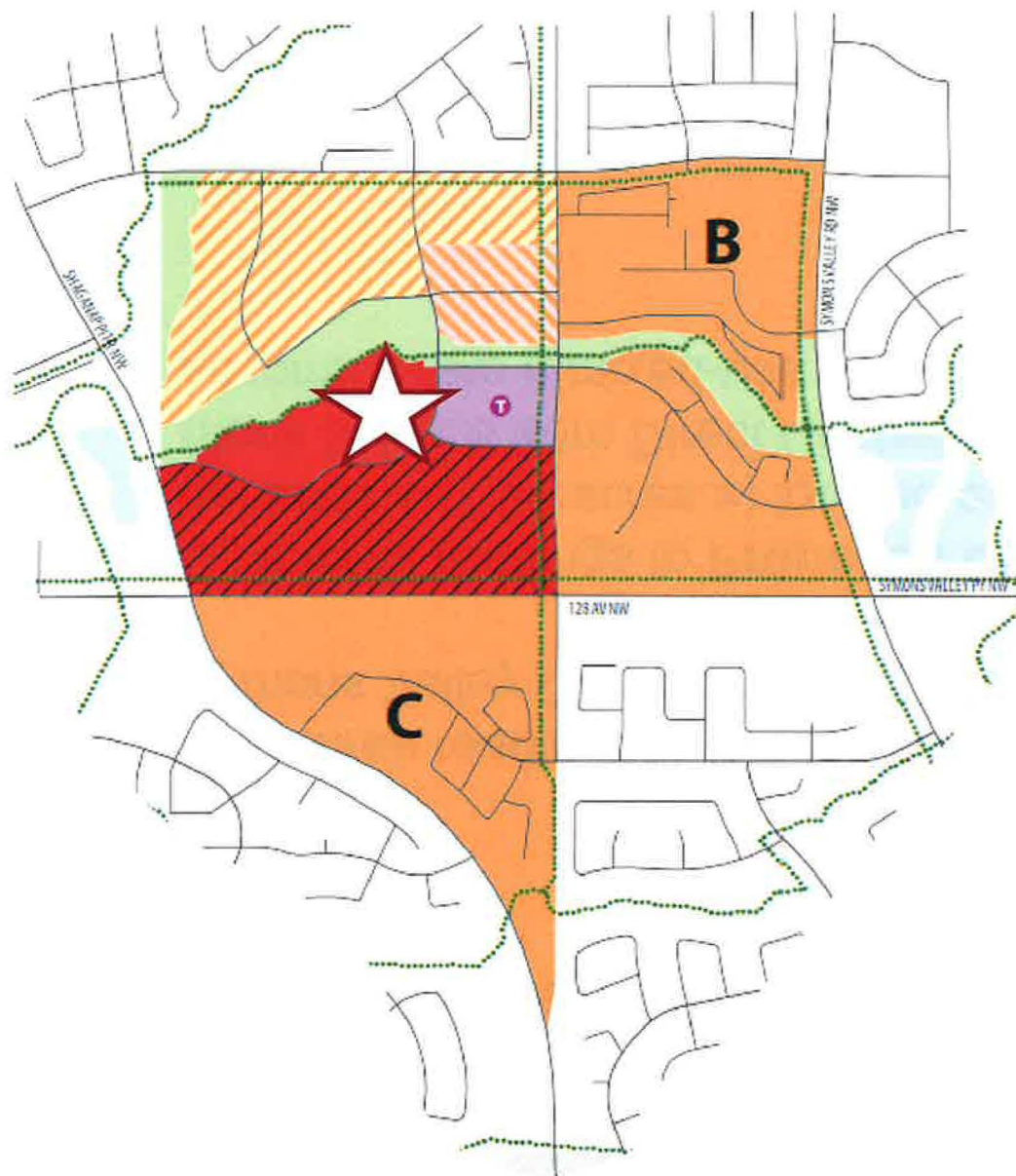




Proposed Direct Control (DC) Districts:

- Site 1 – 1.35 hectares
 - Based on the Multi Residential – Medium Profile (M-2) District
 - Maximum Floor Area Ratio (FAR) of 1.8
 - Maximum height of 23 metres










- Site 2 – 1.58 hectares
 - Based on the Commercial Community 1 (C-C1) District
 - Maximum Floor Area Ratio (FAR) of 1.0
 - Maximum height of 13 metres



**Symons Valley
Community Plan**

Map 3A

**Transit Oriented
Planning Area**

-  Regional Commercial Area
-  Town Centre Area
-  Mixed Use Area
-  Civic and Mixed Use Area
-  Pedestrian Oriented Multi-Residential Area
-  Higher Density Residential Area
-  Conservation Area
-  Regional Pathway
-  Transit Hub (BRT)

APPROVED: 20P2008
AMENDED: 55P2017

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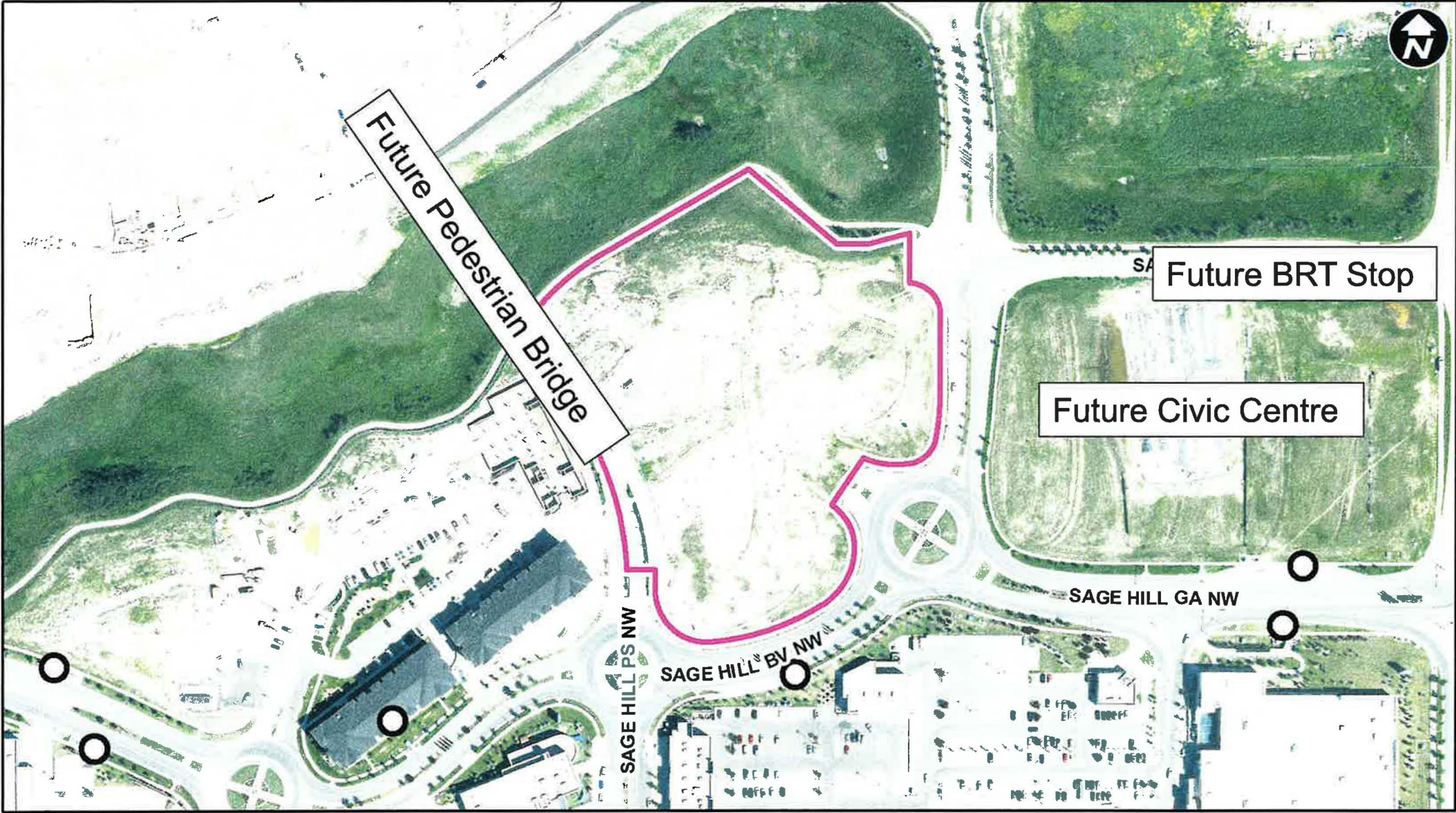
Supplementary Slides

Amendments to the Symons Valley Community Plan

Proposed amendments to augment the policies of the Town Centre Area.

Provide design considerations for both the residential and commercial sites at time of development permit, including:

- building design and orientation
- pedestrian connections
- landscaping, and
- slope adaptive development

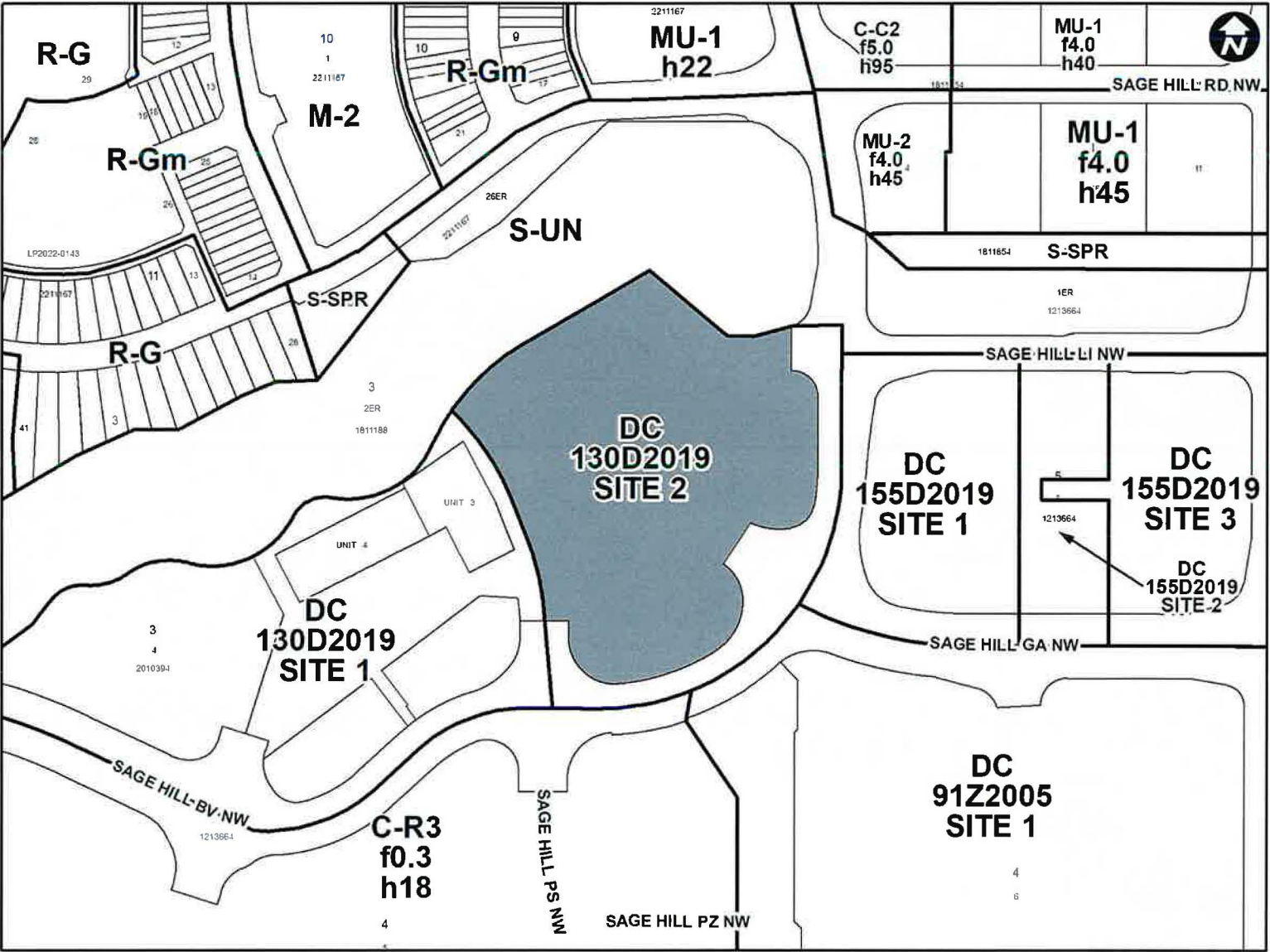


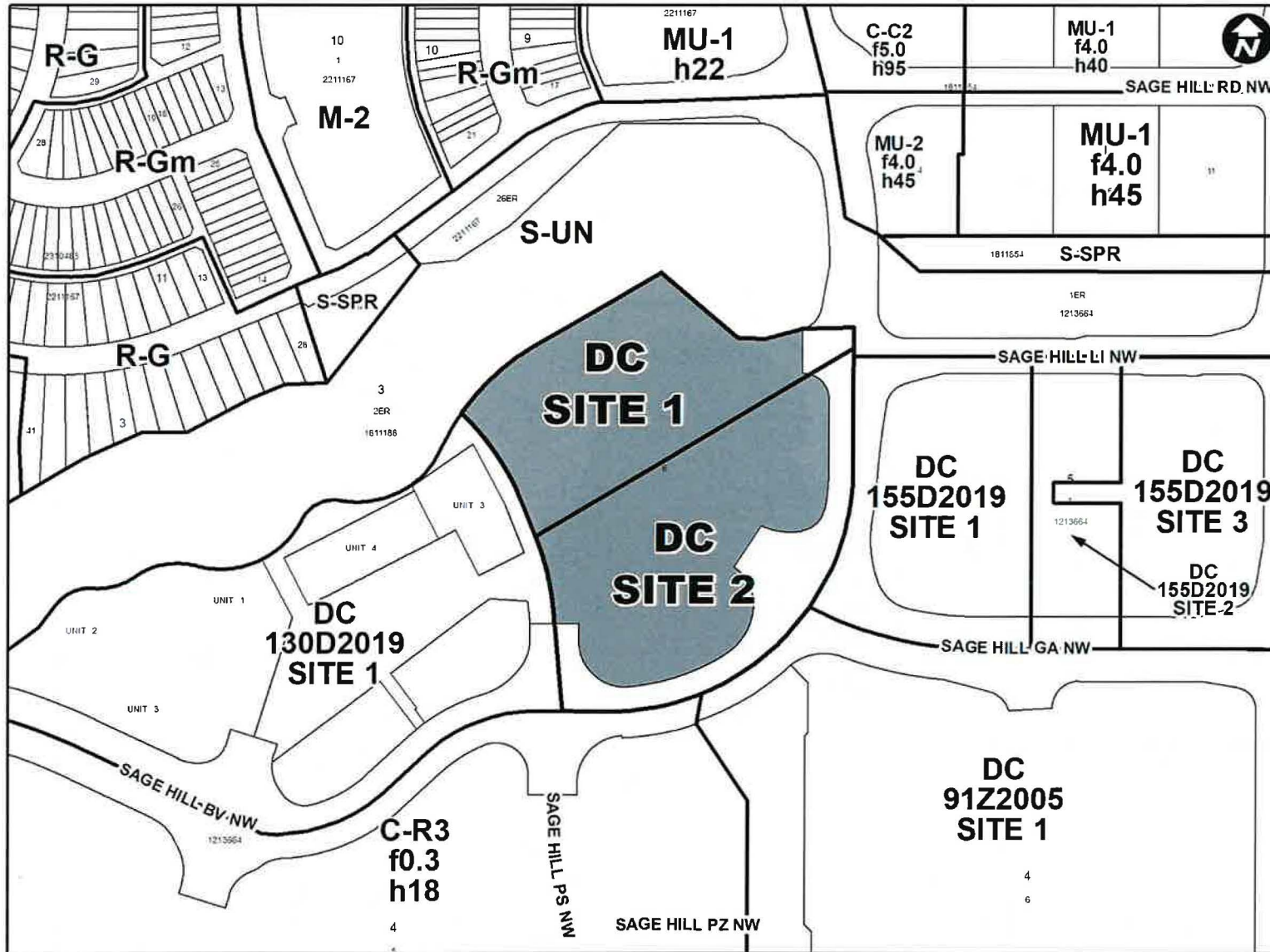
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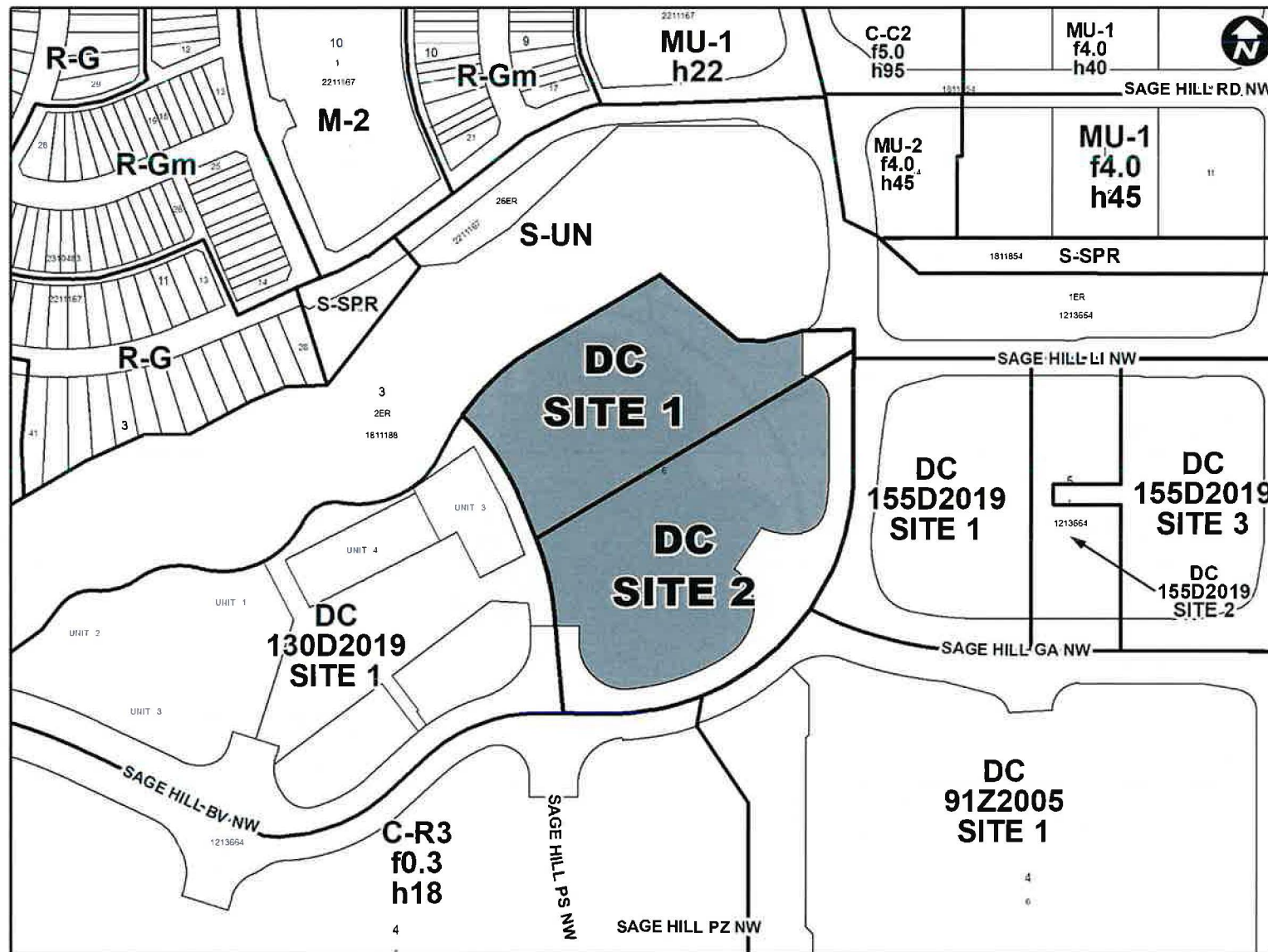






Proposed Direct Control (DC) District:

- Site 1 – 1.35 hectares
- Based on the M-2 Multi Residential – Medium Profile District
- Maximum FAR of 1.8
- Maximum height of 23 metres
- Accommodate a primarily residential building with optional commercial at grade.



Proposed DC District:

- Site 2 – 1.58 hectares
- Based on the Commercial Community 1 (C-C1) District
- Maximum FAR of 1.0
- Maximum height of 13 metres
- Accommodate a primarily commercial development with limited auto oriented uses.