

**Disposal of Reserve in Sage Hill (Ward 2) at 4420 Sage Hill Dr NW, SB2021-0340**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Adopt, by resolution, the proposed disposition of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) located at 4420 Sage Hill Drive NW, (Plan 7410194, Block R1) described as Plan 2210182, Area A, with compensation to be deposited in the Reserve Fund in the amount of \$1,282,000.00 in accordance with Administration's recommendation; and
2. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 21:**

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2. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

**HIGHLIGHTS**

- This application is for the disposal of a portion of land designated as Municipal Reserve.
- The proposal is required to accommodate the road widening along 144 Avenue NW and the intersections of 144 Avenue NW and Symons Valley Road NW, and 144 Avenue NW and Sage Hill Drive NW.
- What does this mean to Calgarians? The proposal will assist in safely managing traffic movement through the intersections of 144 Avenue NW and Symons Valley Road NW, and 144 Avenue NW and Sage Hill Drive NW, and the connecting portion of 144 Avenue NW.
- Why does this matter? Calgary's open spaces are an important asset for Calgarians. This has been considered in the evaluation of this application and the impact of the loss of reserve land in this case is deemed to be minimal.
- To compensate for the loss of reserve land, a payment of \$1,282,000.00 will be required to be deposited to the Joint Use Fund.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

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**DISCUSSION**

This application, in the northwest community of Sage Hill, was submitted by Tronnes Surveys on behalf of the landowners, The City of Calgary and the Province of Alberta, on 2021 August 30.

The subject site is currently designated as Municipal Reserve and is partially used as the Sage Hill Depot for Parks North Division, with the remainder being open space. The portion of Municipal Reserve being disposed of does not encroach into the Sage Hill Depot. The area immediately to the west forms part of the Sage Hill Drive right-of-way and stormwater pond, and to the east is Symons Valley Road NW and a parcel designated Multi-residential – Medium Profile (M-2) District under development.

**Transportation Services** is proceeding with plans to widen 144 Avenue NW and the intersections of 144 Avenue NW and Symons Valley Road NW, and 144 Avenue NW and Sage Hill Drive NW. The subject portion of reserve land is required to accommodate the construction of the road. Location maps are provided in Attachment 1.

As the proposed road will impact a portion of Community Reserve parcel, prior to registering a road plan for the new portion of road, the reserve designation needs to be removed from the affected portion of the site. Therefore, a disposal of reserve is required to be approved by Council before the road plan can be registered at the Land Titles Office.

The required area of land has been registered as Area A, Plan 221018 on a filed plan (Attachment 2) showing the area required for a disposition of reserve.

This application was reviewed by the Joint Use Coordinating Committee (JUCC) on 2021 March 18. The JUCC supports the disposal of the subject land. The required payment of \$1,282,000.00 to be deposited in the Joint Use Fund is based on \$1,000,000.00 per acre, as per the valuation report prepared by Real Estate & Development Services. Proof of the deposit shall be provided to the Subdivision File Manager.

Fencing will be installed prior to commencement of construction activity to protect the remaining reserve lands. All standard requirements for construction abutting reserve land shall be complied with, including: the remaining reserve lands shall not be impacted by grading or drainage from the new road construction; and no construction access will be permitted through the lands.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. Given that the Municipal Reserve land does not actively function as a park space, it was determined that no outreach would be undertaken.

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### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders. The Sage Hill Community Association provided an email (Attachment 3) in general support on 2021 September 27. Their submission also indicated some interest in the improved infrastructure that will result from the road widening, and requesting nearby a nearby cycleway expansion be included in the intersection upgrades to Symons Valley Road NW. The expansion of the cycleway was considered not feasible as it would not reside within the road widening parcel.

Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed disposal of reserve and has determined the proposal to be appropriate due to its minimal impact on Municipal Reserve land as this site is not currently utilized as park space, contribution of funds to the JUCS, and improved transportation infrastructure for the surrounding communities.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **IMPLICATIONS**

#### **Social**

The improved transportation infrastructure resulting from this road widening will enable a growing community to better access services, amenities and participate in community life. The Municipal Reserve does not currently function as park space.

#### **Environmental**

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

#### **Economic**

The proposed disposal of Municipal Reserve will result in a contribution of \$1,282,000.00 to the Joint Use Fund.

#### **Service and Financial Implications**

No anticipated financial impact.

#### **RISK**

There are no known risks associated with this proposal.

### **ATTACHMENTS**

1. Location Maps
2. Filed Plan
3. Community Association Response

**Planning & Development Report to  
Calgary Planning Commission  
2022 April 21**

**ISC: UNRESTRICTED  
CPC2022-0491  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform