

Background and Planning Evaluation

Background and Site Context

The subject site is located at the intersection of Sage Meadows Passage NW and 136 Avenue NW in the community of Sage Hill. The site is surrounded by West Nose Creek on the north, east and south of the site. West Nose Creek is an environmentally sensitive area which runs through Sage Hill towards Beddington Trail NW and connects with Nose Creek close to Deerfoot Trail NE. West Nose Creek is an environmentally significant area.

The site is home to the Christie Ranch House, which was constructed on former ranch lands around 1889. It is listed in Calgary's Inventory of Evaluated Historic Resources. It is not a legally protected resource. The ranch house was symbolic of pioneer families that settled in the Symons Valley area. In later years, it was the home of Sidney Robert (Bob) Blair (1929-2009) an innovative Alberta business leader who has received national recognition. The site was subdivided out of the surrounding lands in 1979 prior to annexation by the City.

Surrounding development is a mix of single-detached dwellings designated Residential – One Dwelling (R-1) District and Residential – Narrow Parcel One Dwelling (R-1N) District, and townhouses designated Multi-Residential – Low Profile (M-1d60) District. Across the street to the west is a future Calgary Board of Education elementary school site with an associated baseball diamond and soccer field. There is a local commercial area designated Commercial – Neighbourhood 2 (C-N2) District approximately 240 metres (a four-minute walk) west of the site.

Community Peak Population Table

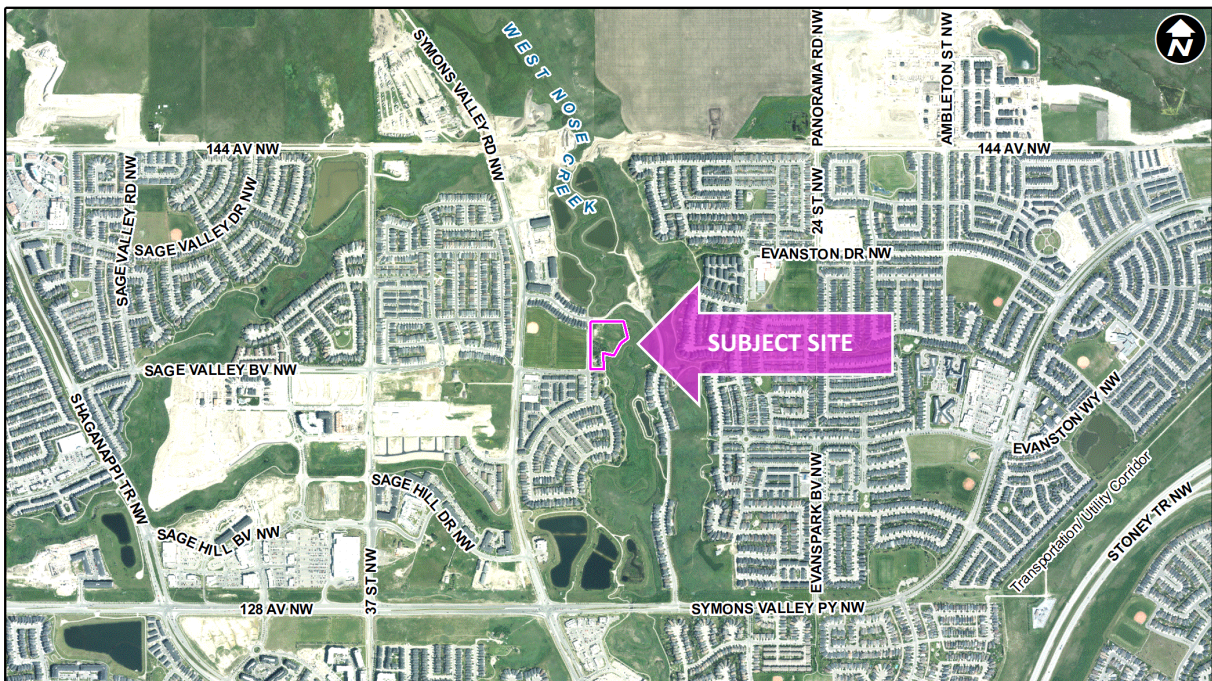
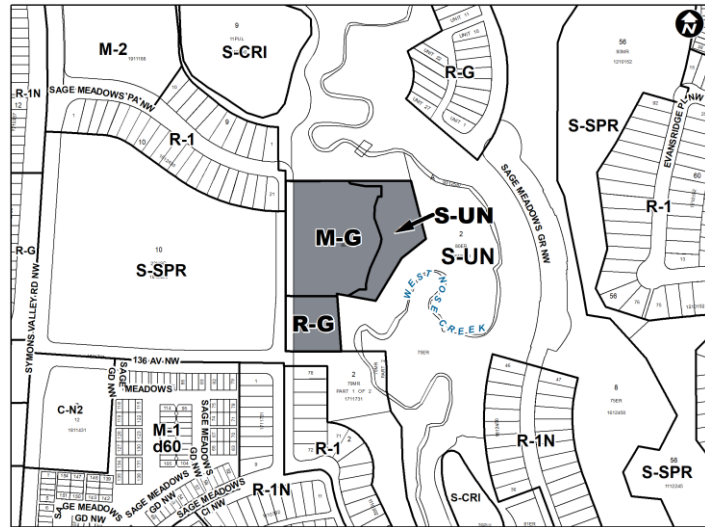
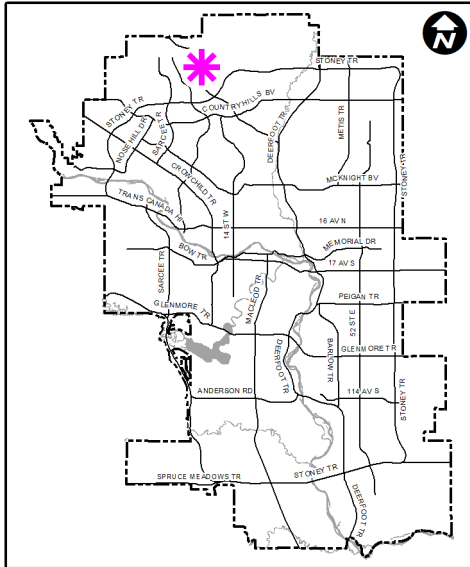
As identified below, the community of Sage Hill reached its peak population in 2019.

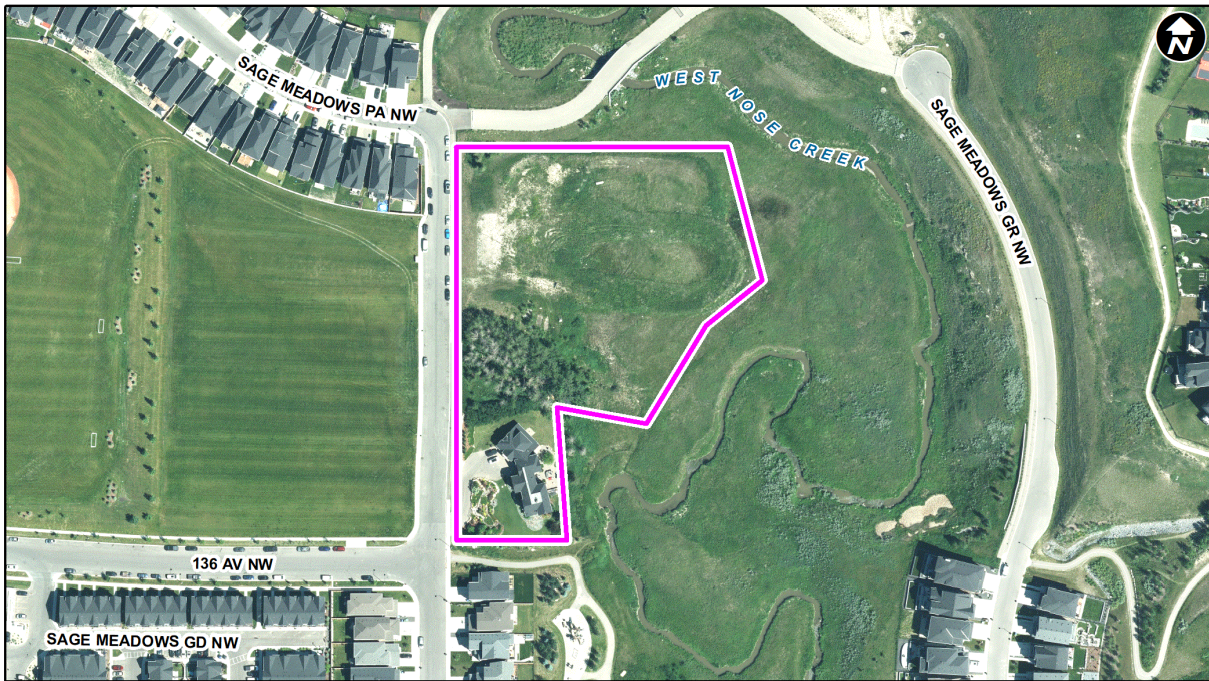
Sage Hill	
Peak Population Year	2019
Peak Population	7,924
2019 Current Population	7,924
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. A limited range of uses are allowed in this district which are intended to be easily removed at the time of fully serviced urban development.

The proposed Multi-Residential – At Grade Housing (M-G) District is intended to provide for multi-residential development in a variety of low height and density, grade-oriented forms and is intended to be used in close proximity or adjacent to low density development. The anticipated form of development for this site is townhouses. The district has a maximum density of 80 units per hectare and a maximum building height of 13 metres. Based on the parcel size, a maximum of 72 units can be developed on the site.

The proposed S-UN District is intended for lands that provide for naturally significant landforms, including natural drainage courses and wetlands. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as environmental reserve (ER) pursuant to the *Municipal Government Act* (MGA).

The proposed Residential – Low Density Mixed Housing (R-G) District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This

District is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres.

Administration has reviewed the context and applicability of the proposed land use districts and determined that it is appropriate for this location as it offers the ability to achieve the goals of the *Symons Valley Community Plan* of providing a variety of housing types in the community.

Development and Site Design

The rules of the proposed M-G District would provide guidance for the development of the northern portion of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- establishing a suitable interface with the S-UN (ER) lands;
- providing a good quality street presence along Sage Meadows Passage NW; and
- developing appropriate amenity spaces for the residents.

Subdivision Design

The 1.62 hectare (4.00 acre) outline plan forms a logical continuation of the development in the surrounding area. There is a small road dedication along Sage Meadows Passage NW along the western property line. Municipal reserve dedications were completed when the site was initially subdivided in 1979. Further details on the internal drive aisles for the proposed M-G District site will be determined through the development permit stage as well as the pathway connections required to connect portions of the existing pathway together along West Nose Creek.

Transportation

The existing pathway, which is part of the Always Available for All Ages and Abilities (5A) Network, runs along West Nose Creek. Redevelopment of the site will provide a missing connection along West Nose Creek. The regional pathway that runs along the western edge of the site will be replaced with a two metre sidewalk.

The area is currently not serviced by transit routes. Public transit is anticipated to be introduced in phases over time and expected to include bus routes that would connect to the future Bus Rapid Transit (BRT) station planned at 37 Street NW and Sage Hill Link NW.

A Transportation Impact Assessment (TIA) was not required for this application.

Environmental Site Considerations

A portion of the site was previously used as stockpiling for the adjacent subdivisions so there has been varying amounts of fill added and subtracted from the site. While internal review of the application identified no issues, prior to acceptance as ER by Administration, a letter from a qualified environmental professional to verify that no deleterious materials or debris remain on site shall be submitted.

A Biophysical Impact Assessment (BIA) report was submitted accompanying this application and approved by Administration to determine the appropriate limits of ER adjacent to the site.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) indicates that the subject parcel falls within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognizes that ASPs are the appropriate policies to provide specific direction for development of local communities in these areas. The *Symons Valley Community Plan* is the relevant ASP for the subject site. The density targets as included in the outline plan are in alignment with the MDP.

The MDP also contains policies to protect environmentally sensitive areas to conserve biodiversity and contribute to people's quality of life, the quality of communities, and the quality of ecological systems. It calls for protection of environmentally significant areas in the allocation of land use. The proposed outline plan and land use are in alignment with this section of the MDP.

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 – 2009)

The site is located within the 'residential area' of the [Symons Valley Community Plan](#), which is the relevant Area Structure Plan (ASP). The purpose of this area is to provide for a range of low to medium density residential development. The design of the residential area should provide for its integration with the adjacent redevelopment area through roadway, walkway, pathway, and other connections.

The site is also located within the 'Conservation Area' identified in the Plan. The purpose of this area is to provide for the protection of environmentally significant lands within the Symons Valley area and notably West Nose Creek and its floodway and escarpment, and the adjacent ravines. The predominant use of these lands shall be natural parks and compatible recreational

amenities. Lands within the Conservation Area containing physical features that qualify as environmental reserve (ER) under the Municipal Government Act should be dedicated as ER through the subdivision process.