

Outline Plan and Land Use Amendment in Sage Hill (Ward 2) at 13616 – 30 Street NW, LOC2023-0151

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 13616 – 30 Street NW (Plan 8011537, Block 1) to subdivide 1.62 hectares \pm (4.00 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 13616 – 30 Street NW (Plan 8011537, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This land use amendment and outline plan application seeks to redesignate the subject property to allow for a townhouse development, create a separate parcel for the heritage house on site, and create a protected area for land adjacent to West Nose Creek.
- The proposal allows for a building form which is compatible with adjacent development and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Symons Valley Community Plan (ASP)*.
- What does this mean to Calgarians? This application would provide more housing options within the existing community and allow for more efficient use of existing infrastructure while providing appropriate setbacks to an environmentally sensitive area.
- Why does this matter? This application has provided an appropriate balance between developing the site and using existing infrastructure and protecting an environmentally sensitive area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northwest community of Sage Hill, was submitted by Green Birch Architecture on behalf of the landowner, Manjinder and Amarpreet Bains, on 2023 June 5. No development permit has been submitted at this time.

As per the Applicant's Submission (Attachment 3), the intent is to subdivide the site and create three parcels of land as outlined below:

- the northern parcel would be designated M-G to accommodate a townhouse development of up to 72 units;

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- the eastern portion of the site would be designated S-UN to accommodate an appropriate environmental setback from West Nose Creek. It will be further protected with an Environmental Reserve (ER) designation at time of subdivision. A Biophysical Impact Assessment (BIA) was submitted by the applicant and reviewed by Administration to determine the ER area adjacent to the Creek; and
- the southern portion of the site would be designated R-G to retain the existing Christie Ranch Estate house. Christie Ranch House is listed in Calgary's Inventory of Evaluated Historic Resources. While constructed around 1889, it is not a legally protected resource.

The proposed Outline Plan (Attachment 7) and the associated Land Use Plan (Attachment 6) will allow for a total maximum density of 51.3 units per hectare (20.8 units per acre) as identified in the Outline Plan Data Sheet (Attachment 8). The proposed density and building form aligns with the vision of the *Symons Valley Community Plan*.

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

ENGAGEMENT AND COMMUNICATION

- 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 contacted the president of the Sage Hill Community Association to discuss the application, met with the Ward Councillor, and sent a mailout to 124 residents within approximately 200 metres from the subject site. The Applicant Outreach Summary can be found in Attachment 4.

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 26 letters of opposition from the public. The letters of opposition included the following areas of concern:

- loss of open space in the area, especially adjacent to West Nose Creek;
- loss of potential habitat for wildlife adjacent to West Nose Creek, which acts as a wildlife corridor;
- Increase in density as there is a large concentration of townhouses in the area;
- increased traffic and parking issues; and
- protection of the existing Christie Ranch Estate as a heritage resource (not just the house but the land adjacent).

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The Sage Hill Community Association provided a letter in of support on 2024 January 30 (Attachment 5), noting that the development is very similar to existing housing and projects in the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The BIA determined the need for a protected area adjacent to West Nose Creek and has created suitable parcels of land for future townhouse development and the Christie Ranch Estate House. The layout and design of the townhouse development will be reviewed at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use amendment enables the continuation of development in the community of Sage Hill and supports the MDP goal of creating great communities by improving housing diversity and protecting an environmentally sensitive area.

Environmental

The proposal includes a voluntary dedication of 29% of the gross site area as environmental reserve adjacent to West Nose Creek. The application finds the balance between environmental sensitivity and future development of an underutilized site. 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 through the development permit process for the area proposed as the M-G District.

Economic

The proposed land use amendment would enable the development of additional townhouses in the area and utilizing existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 21**

**ISC: UNRESTRICTED
CPC2024-0341
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ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Comments
6. Proposed Land Use Amendment Map
7. Proposed Outline Plan
8. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform