

# Applicant Submission

2024 February 26

## **LOC2023-0151 APPLICANT'S SUBMISSION**

The subject property, comprising 1.62 hectares (4.00 acres), is situated in the northwest community of Sage Hill. For the most part, the site is surrounded by some form of open space: the West Nose Creek valley, public open space with pathways, children's play structures, and playfields associated with a future school site. Single-detached housing is located to the northwest, south, and southwest. Other uses in the general area include townhouse, rowhouse, and four-storey apartment developments, and a local retail centre at Symons Valley Road and 136 Avenue NW, approximately 185 metres to the west.

The proposal is threefold:

1. Define Environmental Reserve boundaries through two metrics: a 30-metre setback from the edge of West Nose Creek, and the floodway limit of same, whichever is greater, under the S-UN land use district;
2. Create one single-detached residential parcel to retain the former Christie ranch house site under the R-G land use district. The original part of this building was built in the 1880s with a substantial add-on in the 2000s; and
3. Develop a medium-density residential parcel to accommodate a 60-unit± townhouse development under the M-G land use district.

This proposal aligns with the Symons Valley Community Plan which identifies the subject property as **Residential Area** and **Conservation Area**. This signifies the predominant use of land for low to medium density residential development with open spaces to be located throughout the residential areas, while protecting the environmentally significant land of the West Nose Creek valley.

The technical background work associated with this land use redesignation defined a line between the West Nose Creek setbacks and future developable land. This permits the opportunity for the developer to construct and complete a missing regional pathway link, enhance the future public open space, and develop unencumbered land with a residential townhouse development. This action aligns with the City of Calgary's need to accommodate growth by sensitively intensifying vacant parcels while providing aid to the city's affordable housing issue.

Sky Vision Development respectfully seeks the support of the community at large, Calgary Planning Commission, and City Council in redesignating its Sage Hill property from S-FUD to R-G, M-G, and S-UN.