

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

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**Project name:**

Did you conduct community outreach on your application?  YES or  NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Intent was to contact adjacent landowners via a mailout, the Sage Hill Community Association, and the local area councillor, Councillor Wyness

20 September 2023 - Applicant commenced ongoing email correspondence with the Sage Hill Community Association president, culminating in a letter of support on 30 January 2024.

03 October 2023 - Applicant virtually meeting with Councillor Wyness.

06 October 2023 - Applicant sent a mailout to 124 residents or approximately 200 metres from the subject property, within the area shown on the attached map.

07 November 2023 - Applicant sent an email to residents who had concerns.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

see above

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Taking away park space  
Housing was to be single detached  
Parking spillout to street  
Too much density  
Property devaluation

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Anyone who contacted the applicant was sent an email response, outlining their concerns and the applicant's respective responses (attached).

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Applicant emailed responses to concerned residents.

Continued correspondence with the Sage Hill Community Association president.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

06 October 2023

Hello Neighbour,

As part of our public engagement process, we are sending out this letter to you regarding the proposed development on lands within your neighbourhood. Please refer to the map on the other side showing the location.

The developer, Sky Vision Development, proposes to develop the property into three distinct uses:

1. M-G land use district, shown in light brown on the map, for sixty townhouses and a density of 54 units per hectare;
2. R-G land use district, shown in yellow on the map, the former Christie ranch house will remain as is; and
3. S-UN land use district, for future Environmental Reserve, the proposal will define the limits of public open space (shown in green on the map) through definitions in the Calgary Land Use Bylaw for floodway limits and Parks' Department riparian limits of 30 metres (100 feet) from the West Nose Creek edge.

For reference purposes, I have highlighted the land use bylaw's density, yard, and height requirements for the proposed M-G land use district and the R-1 district where most of you live:

|                 | <u>Proposed M-G</u>        | <u>R-1</u>                                |
|-----------------|----------------------------|-------------------------------------------|
| Density         | 35 to 80 units per hectare | Community based: min 20 units per hectare |
| Front Yard      | 3.0 metres                 | 3.0 metres                                |
| Side Yard       | 1.2 metres                 | 1.2 metres                                |
| Rear Yard       | 1.2 metres                 | 7.5 metres                                |
| Building Height | 13 metres                  | 11 metres                                 |

Should this land use redesignation be approved, 30 Street NW will be widened to accommodate additional pavement and a tree-lined boulevard with concrete walk. A three-metre-wide regional pathway will be constructed along the east side (orange line on the map) of the townhouse site and will connect the existing one in the north near the bridge with the one in the south, near the playground area.

You may wish to contact me if you have any questions or wish to provide your comments:

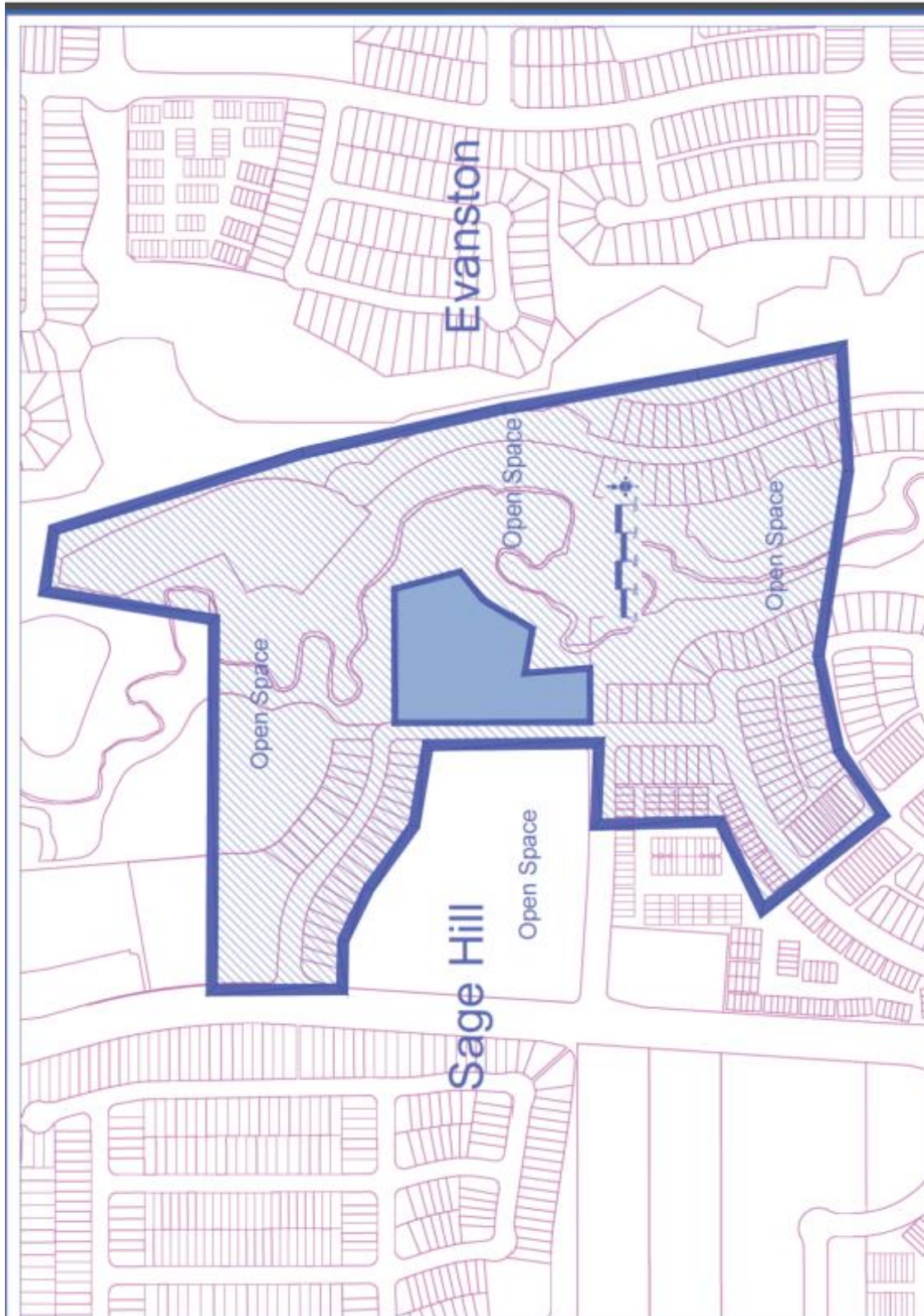


Thank you!

*N. Darrell Grant*

06 October 2023





# Mailout Reach

Good day,

I wish to send out one response to all of you, capturing your concerns, so that everyone has the same information, moving forward. I have included Councillor Wyness, as well as Ross Uterid, the Sage Hill Community President.

Some of the information below is a repeat of my newsletter, only to reiterate our position.

#### Highlights of the Proposed Outline Plan and Land Use Redesignation Applications

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- Define the environmental reserve as a separate parcel titled to the city
- Construct a missing regional pathway link on the east side of the developable land
- Define the former Christie ranch house property as a separate parcel
- Widen and complete the east side of 30<sup>th</sup> Street (aka Sage Meadows Park) NW
- Create a 60-unit townhouse development (requires a future development permit process)
- Work with Parks to establish a restoration plan for the environmental reserve

#### Open Space

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There are two basic forms of public open space in Alberta: Municipal Reserve (MR) and Environmental Reserve (ER). The Municipal Government Act (MGA), purveyor of determining public open space in the province, requires up to 10% of developable land to be provided as MR. Reserves were dedicated at that time when the subject land was first subdivided under its previous municipality, the Municipal District of Rocky View, now Rocky View County. Therefore, no more MR is owed from the developable land in this application. The MGA also establishes ER and is determined as land that is unsafe to the public and/or for development. Refer to a greater discussion under *Density, Housing Form, Community Plan, and City Policy* below.

#### Traffic/Parking

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Parking details will be determined at the Development Permit (DP) stage for the proposed townhouse development. Parking requirements will adhere to the Land Use Bylaw. Land use certainty from council is required before a DP can be submitted.

#### 30<sup>th</sup> Street (aka Sage Meadows Park) NW Widening

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The city has established that the street adjacent to this application will require a 2.3-metre expansion to accommodate: wider pavement, a 2-metre wide sidewalk, and an appropriate boulevard on the east side for tree planting. This action will occur when a subdivision application is made, after land use consideration.

#### Density, Housing Form, Community Plan, and City Policy

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I would like to begin with an overview of city planning policies. There is a desire for the city to intensify its urban footprint by filling in vacant, developable parcels within its boundaries. This philosophy reduces the need to increase infrastructure (utilities, transit, emergency services) on the city's edges.

The Symons Valley Community Plan identifies the subject land as *Residential Area* (p20) and *Conservation Area* (p21) with the following purposes, listed respectively:

*The purpose of this area is to provide for a range of low to medium density residential development. In addition, compatible public parks will be interspersed throughout the area in locations that optimize their catchment area. High density*

*residential, commercial, institutional and recreational uses may also be allowed and this area comprises the majority of lands within a community and its design will be determined through the Outline Plan/Land Use Amendment process.*

*The purpose of this area is to provide for the protection of environmentally significant lands within the Symons Valley area notably West Nose Creek and its floodway and escarpment, and the adjacent ravines. These lands will form part of an integrated natural open space system, which extends throughout the area serving as a passive and active recreational amenity for residents. In some situations, these lands can be required to be dedicated as environmental reserve in accordance with the Municipal Government Act. In other situations, alternative means of protecting these lands may need to be investigated. The dedication, acquisition or protection of these lands will be addressed at the Outline Plan/Land Use stage.*

The purpose of the M-G (Multi-Residential - At Grade Housing) land use district is defined in the Calgary Land Use Bylaw as follows:

*The Multi-Residential — At Grade Housing District:*

- a is intended to apply to the Developing Area;*
- b has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings;*
- c has Multi-Residential Development designed to provide all units with pedestrian direct access to grade;*
- d has Multi-Residential Development of low height and low density;*
- e is intended to be in close proximity or adjacent to low density residential development;*
- f requires that Multi-Residential Development achieves a minimum density;*
- g provides for permitted use Multi-Residential Development on small parcels;*
- h provides outdoor space for social interaction; and*
- i provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.*

The M-G land use district would fit within the purpose of the Symons Valley Community Plan's Residential Area, noted above, as accommodating "low to medium density residential development". Further details will be addressed at the DP stage.

One of the purposes of our applications is to establish the limits of the developable lands and those protected under the Municipal Government Act (MGA) as environmental reserve. There are two determinations, both related to West Nose Creek: 1) the floodway line established by the city and the province, and 2) the riparian area or protective area surrounding the creek. The floodway lines are determined by a hydraulic modeling and land elevations, in simple terms, determine which lands adjacent to a water body are likely to flood in a 1:100-year event. No development is permitted within this area. Riparian areas are determined by the city based on the importance of the water body and in this case, West Nose Creek has a 30-metre setback from its edge to protect the integrity of the creek and its environmental significance. The city is given this land under its stewardship. Further details of the

floodway determination can be found in the Calgary Land Use Bylaw, Part 3, Division 3, and for the riparian setback, in the city's Environmental Reserve Setback Policy (p 1 of 3).

There are certain metrics that the city measures success and can check all the following boxes:

- ✓ Proximity to a fire station
- ✓ Road widening of 30 Street NW
- ✓ Minimum density of 20 units per hectare
- ✓ Proximity to future transit route
- ✓ 10% municipal reserve (previously given)
- ✓ Flood lands protected
- ✓ Housing diversity
- ✓ West Nose Creek riparian area protected
- ✓ Complete a regional pathway link
- ✓ Close to amenities: parks, stores, future school

#### Land Valuation

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Property valuation is not considered when assessing the merits of a land use redesignation application, however, I am happy to make a few observations. There are many factors that can change the value of homes and sometimes, there can be a combination of them: number of homes "on the market"; interest and mortgage rates; local economic circumstances; world crises, to name a few. Another thought to consider, if the proposed housing form is not the same as yours, and if you choose to sell your property, these homes will not be in competition with your home.

#### Christie House Architectural Theme

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There appears to be no legal documents requiring housing in Sage Hill to retain an architectural component from the original Christie ranch house: we searched the planning documents for policies and any encumbrances on the subject property. Notwithstanding this, the landowners are prepared to explore whether some aspects may be incorporated.

#### Timing

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While this item was not raised, I feel it is important for you to understand the next steps, based on the city's process. The applications will circulate for 30 days to gather comments from city business units, service providers (e.g., Telus), provincial and federal departments, neighbours, and the community association. Once the city is satisfied, the applications are scheduled to a Calgary Planning Commission meeting, where the outline plan application is addressed and a decision is made, and the land use application is recommended to city council with a decision. After advertising, the land use application is presented to city council at a public hearing. Upon reflection, council will decide to approve, with or without amendments, or refuse, as it sees fit.

#### City Contact & File Number

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Should you wish to respond to the city directly, the File Manager is Dwayne Drobot at [dwayne.drobot@calgary.ca](mailto:dwayne.drobot@calgary.ca) and kindly reference the file **LOC2023-0151** in your correspondence.

Thank you.