

Planning and Development Services Report to
Calgary Planning Commission
2024 January 11

ISC: UNRESTRICTED
CPC2023-1101
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**Land Use Amendment in Sage Hill (Ward 2) at 13513 Symons Valley Road NW,
LOC2023-0063**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.61 hectares $\pm$ (3.98 acres $\pm$) located at 13513 Symons Valley Road NW (Plan 9011853, Block 6, Lot 1) from Small Holding District (SH) to Multi-Residential – Medium Profile (M-2d65) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
JANUARY 11:**

That Council give three readings to **Proposed Bylaw 69D2024** for the redesignation of 1.61 hectares $\pm$ (3.98 acres $\pm$) located at 13513 Symons Valley Road NW (Plan 9011853, Block 6, Lot 1) from Small Holding District (SH) to Multi-Residential – Medium Profile (M-2d65) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Multi-Residential – Medium Profile (M-2d65) District to allow for low to medium-scale apartment buildings.
- The proposal would allow for low and medium-scale residential development that is appropriate for a developing area and is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and the *Symons Valley Community Plan*.
- What does this mean to Calgarians? This application would allow for greater housing choice within the community and a more efficient use of existing infrastructure and amenities.
- Why does this matter? The proposed M-2 District would replace the existing Rocky View County Land Use Bylaw designation and allow the subject site to be developed to an urban standard, including the construction of an undeveloped portion of 136 Avenue NW.
- No comprehensive development permit has been submitted for the subject site but a development permit (DP2022-06798) for the parcel immediately south has been submitted that includes a secondary access through the subject site.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2023 March 17 by Darrell Grant and Temitayo Ajibade on behalf of Sky Vision Development (2061624 Alberta Ltd.) and the landowners, Angelina and Douglas Oicle. No comprehensive development permit application has been submitted at this time; however an adjacent development permit application (DP2022-06798) has been submitted which proposes a secondary emergency access through this site. As noted in the Applicant Submission (Attachment 2), the intent is to develop a multi-residential apartment building and townhomes on the subject site.

The approximately 1.6 hectare (3.98 acre) site is located in the northwest community of Sage Hill, west of Symons Valley Road NW and south of the proposed 136 Avenue NW alignment.

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The site is part of a developing, medium-density area composed of parcels originally developed as country residential lots in Rocky View County. This site is currently designated Small Holding (SH) District (Attachment 3) – a former Rocky View County designation that has been in place since the site was annexed into the City of Calgary in 1989. An outline plan and land use amendment application for the area was approved in 2008, but the landowners of the subject site chose not to redesignate this parcel at that time.

The application underwent two iterations of circulation and review exploring alternative land use uses prior to the proposed M-2d65 District. A detailed planning evaluation of the application, including location maps and the 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 the respective community association was appropriate. Initially, no outreach was undertaken by the applicant.

In 2023 October, the applicant team revised the application to the proposed M-2d65 District to address concerns raised to Administration regarding building height and shadowing. To communicate that change, the applicant team delivered mailouts to adjacent landowners north of the subject site. More details can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, noticed posted on-site and published [online](#). More details on public engagement and the changes that resulted can be found in Attachment 1 under City-Led Outreach Summary.

Administration received one letter of opposition citing shadowing concerns following the revised application to the proposed M-2d65 District.

The Sage Hill Community Association provided a letter on 2023 December 4 (Attachment 5) in support of the revised application.

Administration considered the relevant planning issues specific to the land use application and has determined the proposal to be appropriate. The overall development of the site including the design of 136 Avenue NW, servicing, site design, setbacks and interface with the adjacent multi-residential development will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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 supports the MDP goals of Creating Great Communities by improving housing diversity and choice and providing opportunities for the establishment of a complete community with a mix of housing types.

Environmental

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 at subsequent development approval stages.

Economic

This application would allow multi-residential development to occur on the subject parcel which was not previously possible due to the nature of the existing Rocky View County zoning regulations. The proposed land use amendment allows for the development of up to 85 residential dwelling units and is in alignment with the density targets outlined in Appendix 2 – "Site B Density Allocation" of the *Symons Valley Community Plan* (Attachment 6).

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. 1984 Rocky View County Land Use Bylaw - Small Holding District
4. Applicant Outreach Summary
5. Community Association Response
6. Symons Valley Community Plan Density Allocation
7. **Proposed Bylaw 69D2024**
8. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform