

Background and Planning Evaluation

Background and Site Context

The subject site is in the developing northwest community of Sage Hill. The site is approximately 1.61 hectares (3.98 acres) in size, with dimensions approximately 253 metres deep and 65 metres wide. The site is currently developed with a single detached home and an unpaved private road that provides access to the site and adjacent parcel to the south.

The subject site is on the edge of a developing residential area that is intended to be developed as predominantly medium density residential, as well as a mix of local commercial and community uses. The site is bounded by Symons Valley Road NW to the east, existing low density residential and an undeveloped portion of the 136 Avenue NW right of way to the north, undeveloped lands and an undeveloped portion of Sage Bluff Drive NW to the west, and an existing country residential development to the south at 13425 Symons Valley Road NW. A development permit application (DP2022-06798) has been submitted by the same developer for the site to the south. That Development Permit application includes a secondary access through the subject site but does not include its comprehensive development.

The site is part of the Transit Oriented Planning Area as identified in the *Symons Valley Community Plan* and the subject site's west boundary is approximately 800 metres (11-minute walk) from the future Sage Hill Bus Rapid Transit Station and mixed-use civic site. A future school site is located directly northeast of the subject site, across Symons Valley Road NW.

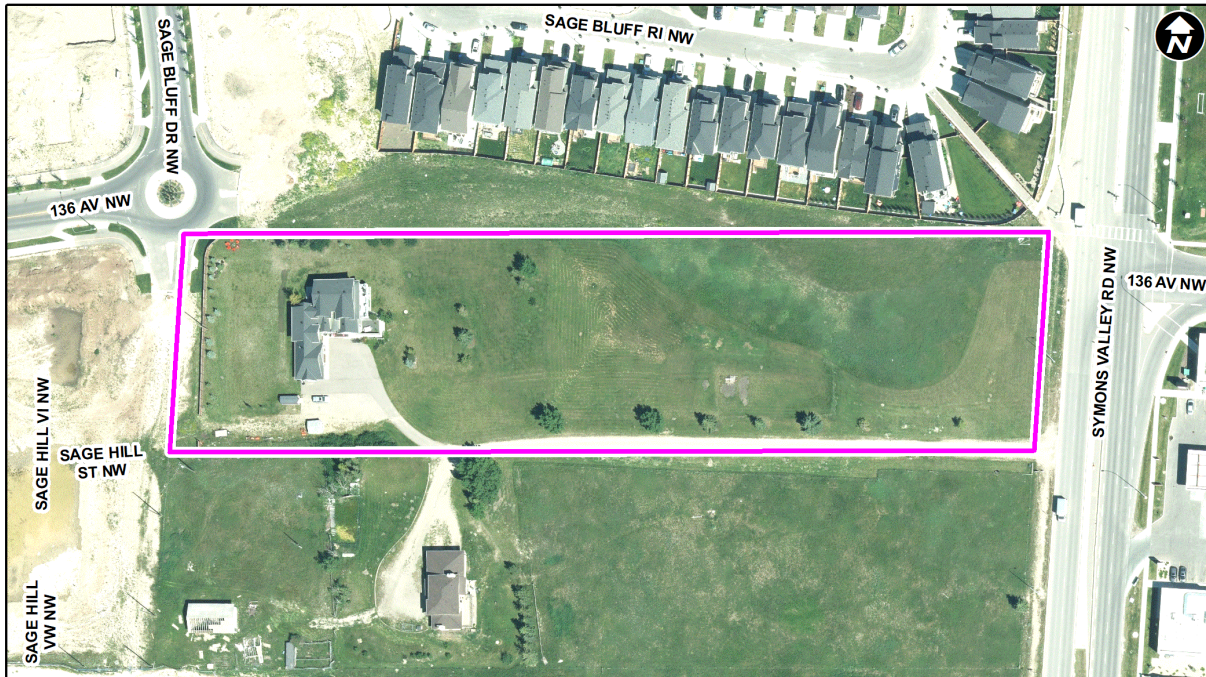
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated Small Holding (SH) District under the 1984 Rocky View County Land Use Bylaw (Bylaw C-1725-84). The SH District was intended to provide for the development of residential uses at rural densities with minor agricultural uses.

The proposed Multi-Residential – Medium Profile (M-2d65) District would allow for medium scale multi-residential development in a variety of forms. The base M-2 District allows for a maximum building height of 16.0 metres, a maximum floor area ratio of 3.0, and requires a minimum of 60 dwelling units per hectare. The proposed density modifier of 65 units per hectare has been applied to limit the number of dwelling units to a total of 104 dwelling units on the current site. After a portion of the site is subdivided to provide for the adjacent roadways, this would allow for up to 85 dwelling units based on the parcel area which is aligned with the *Symons Valley Community Plan* maximum density for the site.

This application originally requested a change to the Multi-Residential – At Grade (M-G) District with a density modifier of 10 dwelling units per hectare (M-Gd10) and the Commercial – Neighbourhood 2 (C-N2) District. The original proposal was not supported by Administration, as the density modifier applied to the M-G district was less than the minimum density allowed in that district.

In 2023 September, the application proposal was changed to the M-Gd40 District and the Mixed Use – General (MU-1d90h24f3) District to align with the policies of the *Symons Valley Community Plan* and the regulations of the City of Calgary Land Use Bylaw 1P2007.

In 2023 November, the application was changed a final time to apply the M-2d65 District across the entire site in response to concerns from members of the public about the proposed 24.0 metre maximum height of the MU-1 component of the site. More information on the public feedback can be found below.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed M-2d65 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that will be considered during the review of the development permit application include the retention of the existing single detached dwelling on site, the site's interface with the adjacent multi-residential developments, the future alignment of 136 Avenue NW, Symons Valley Road NW, and the site's sloping topography.

Transportation

The future Sage Hill Bus Rapid Transit (BRT) station at the intersection of Sage Hill Rise and 37 Street NW is located approximately 550 metres (eight-minute walk) to the south-west, providing future access to BRT service. Existing bus service at that location includes feeder route access to Tuscany (Route 115 – Symons Valley Parkway), Dalhousie (Route 129 – Dalhousie/Sage Hill) and Brentwood (Route 82 – Nolan Hill) LRT Stations.

There are no public sidewalks existing adjacent to the site, but they will be required on all street frontages at the development permit stage.

Vehicular traffic from Symons Valley Road NW or direct garage access from Sage Hill Bluff NW will not be permitted. Future vehicle traffic access is to be located mid-block along the future 136 Avenue NW road alignment. Shared vehicle access at Sage Hill Bluff NW with the adjacent parcel at 13425 Symons Valley Road NW will also be explored at the development permit stage.

Development of this site will trigger the construction of adjacent roadways, Sage Hill Bluff NW, Symons Valley Road NW southbound and 136 Avenue NW as established in the 2008 approved outline plan (LOC2008-0005). Details will be finalized at the development permit stage.

A Traffic Impact Analysis and parking study was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

The overall utilities and servicing for this development area were previously planned with the original approved outline plan. Development of this site will trigger construction of the adjacent deep utilities in 136 Avenue NW and Sage Hill Bluff Drive NW. Details of site servicing, as well as appropriate on-site stormwater management will be considered and reviewed through the future development permit.

City-Led Outreach Summary

The application originally proposed M-Gd10 and C-N2 Districts. One letter of opposition was received at that time indicating concerns related to open space provision. The Sage Hill Community Association did not provide a response to the initial proposal.

In 2023 September the application was amended to propose the M-Gd40 and MU-1d90h24f3 Districts. Administration received 11 letters of opposition focused primarily on the privacy and shadowing impacts of the 24 metre height limit for the MU-1 component of the site. Other concerns raised included loss of open space, additional traffic and parking. On 2023 October 2, the Community Association provided a letter of opposition to the amended proposal. The letter raised concerns related to the height of the proposed MU-1 portion and the impacts of shadowing and privacy for the adjacent single detached dwellings to the north. The Community Association provided its support for the proposed construction of 136 Avenue NW which is currently a missing link in the area.

In 2023 October, the applicant team changed the proposed land use to M-2d65 to lower the proposed height to 16 metres in response to concerns about the proposed height and shadowing impacts of the MU-1 portion of the proposal. One letter of opposition was received citing continued concerns about shadowing when the amended M-2d65 proposal was circulated to adjacent landowners in 2023 November. On 2023 December 4, the Community Association provided a letter of support in response to the amended M-2d65 proposal.

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)

The subject site is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Policies for this area recognize the approved ASP, the *Symons Valley Community Plan*, as appropriate to provide direction for development of the local community. This proposal aligns with the applicable policies of the MDP by providing for a comprehensive development that is aligned with the *Symons Valley Community Plan*.

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 – 2001)

The [Symons Valley Community Plan](#) (SVCP) identifies the subject site as part of the Higher Density Residential Area within the Transit Oriented Planning Area. The Higher Density Residential Area provides the opportunity for primarily medium density residential development with opportunities for community-scale commercial developments servicing local residents within the immediate area.

Implementation policies of the SVCP identify a Base Maximum Density of 85 residential dwelling units for Site B – Area 2 of the Higher Density Residential Area (Attachment 6). After subdivision of the site for adjacent roadways, the proposed land use amendment would anticipate up to 85 units to be developed on the subject site which is in alignment with the SVCP density policies for this area.