



Symons Valley Community Plan (ASP) **Sage Hill Amendment**

Today we are here to share information about proposed amendments to the Sage Hill location of the Symons Valley Community Plan, answer your questions and collect your feedback.

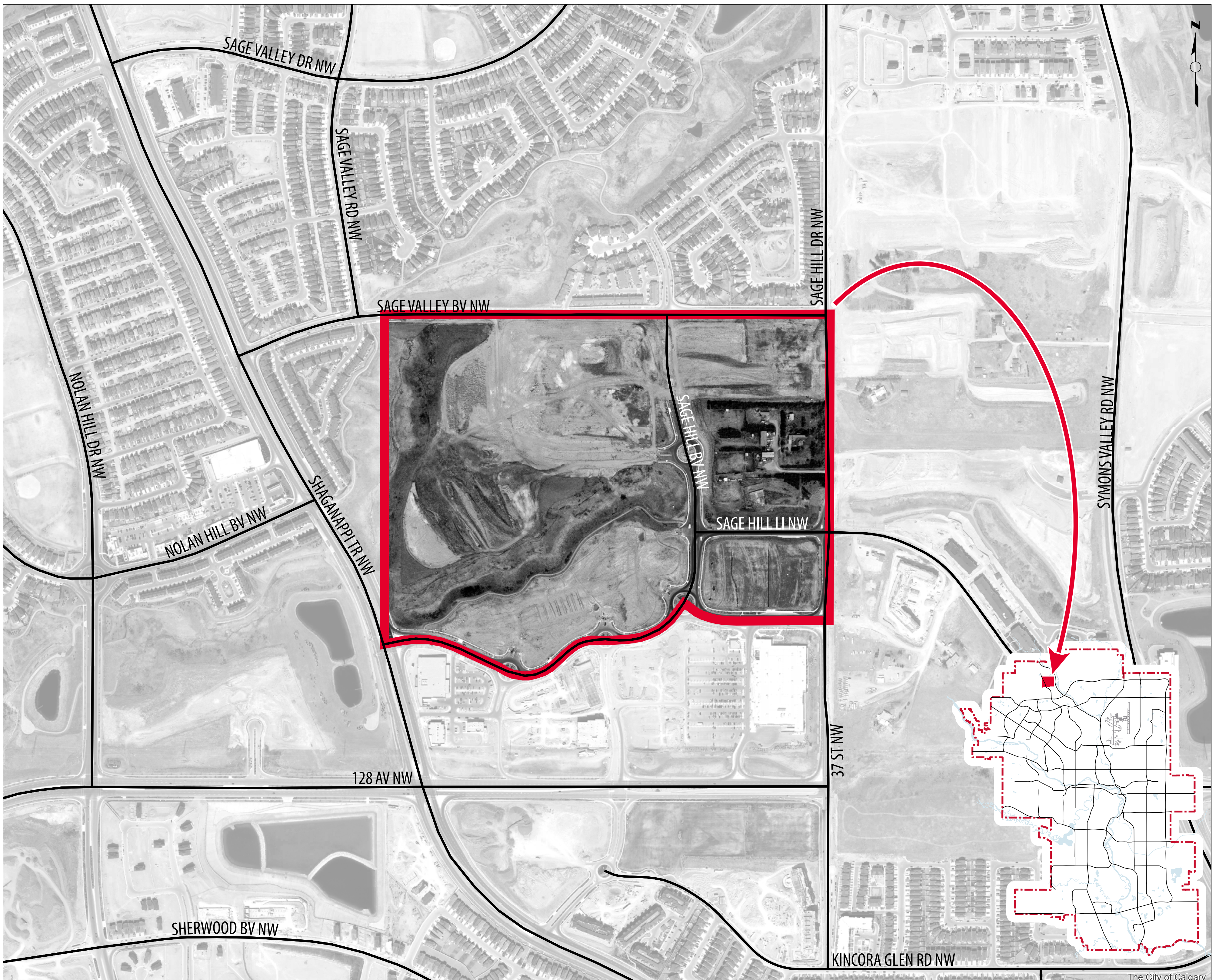
Our display boards provide an overview of the planning process, an explanation of the proposed amendments, and a description of future opportunities for community consultation.

City of Calgary staff will be on hand to help with any questions you may have regarding this process.

Where is the Sage Hill amendment area located?

Sage Hill amendment area

The Sage Hill amendment area comprises approximately 38 hectares of land located in northwest Calgary. The area is bounded by Sage Valley Blvd. N.W. to the north, Sage Hill Dr. N.W. to the east, Sage Hill Gate N.W. and Sage Hill Blvd. N.W. to the south and by Shaganappi Tr. N.W. and a deep coulee feature on the west



The City's planning process

Sage Hill site and policy direction

A community plan is a medium to long-range planning document for a new community. This document refines and implements The City's broad planning objectives and policies of the Municipal Development Plan, the Calgary Transportation Plan, local area plans, and other plans and policies by promoting logical, compatible and sustainable development. It guides and directs the specific land use, subdivision and development decisions that collectively determine the form that the plan area will take. These development decisions include the provision of essential services and facilities, land uses, transportation systems, population, jobs and densities, and the sequence of development.



Municipal Development Plan and Calgary Transportation Plan

General citywide planning policy is provided by the Municipal Development Plan.



Area Structure Plan (ASP)

Local Area Plans provide policy for specific communities. They bridge the gap between overall City growth policy and the specific character and local character of each community.



Preparing an amendment to the Symons Valley ASP is the subject of this open house.



Outline Plan & Land Use Amendment

Outline Plans and Land Use Amendments are detailed, developer-driven proposals that must conform to the requirements of the ASPs.



Subdivision and Development Permit

The Subdivision and Development Permit stages are when development commences

Why are amendments proposed to the plan?

Although the Community Plan was put in place in 2001, this part of the Sage Hill neighbourhood remains underdeveloped. This is partly because the land use policies (which define what can be built), do not properly account for the amount of regional commercial land use already provided in the Symons Valley Community Plan Area.

This amendment aims to provide a land use strategy that better recognizes the significant existing regional commercial development in the plan area and also better leverages City investments in the neighbourhood.

On November 28, 2016, City Council directed Administration to work with landowners to amend the Symons Valley Community Plan for this portion of Sage Hill. The plan amendment will add area-specific policies to direct future development of Sage Hill but will not change the Symons Valley Community Plan as it relates to other areas.

The three applicants with lands subject to this amendment are: Genesis Land Development Corp., Anderson Builders, and The City of Calgary.

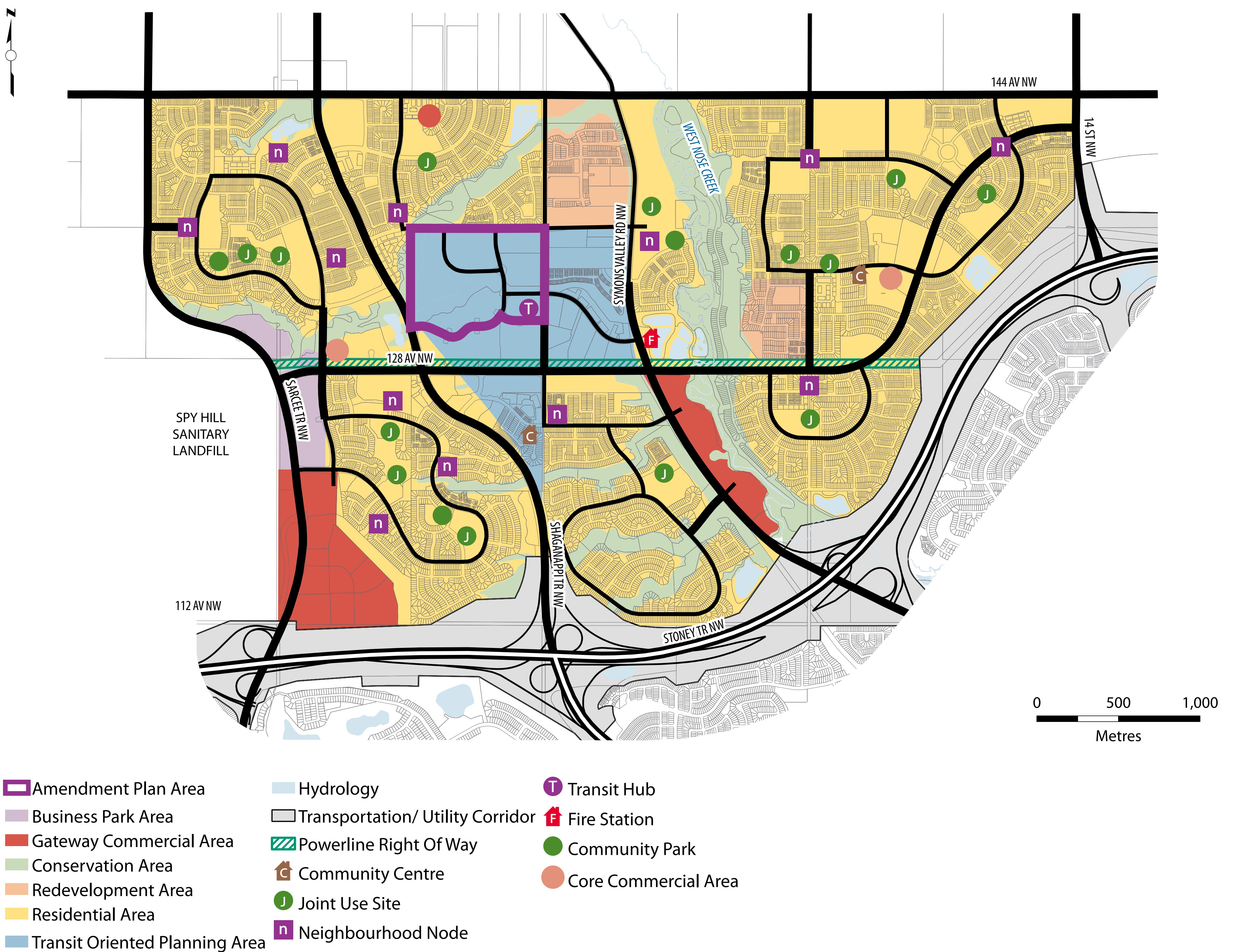
How can the public be involved in the amendment process?

Although the Community Plan was approved in 2001, the Sage Hill amendment process provides opportunities for the public to review and provide feedback on the proposed policy changes. This will help shape a draft plan amendment for review by the Calgary Planning Commission and at a Public Hearing of Council. Input opportunities will include a combination of online and in-person activities and regular updates that will be communicated through the project website (calgary.ca/sagehill).

Current plan

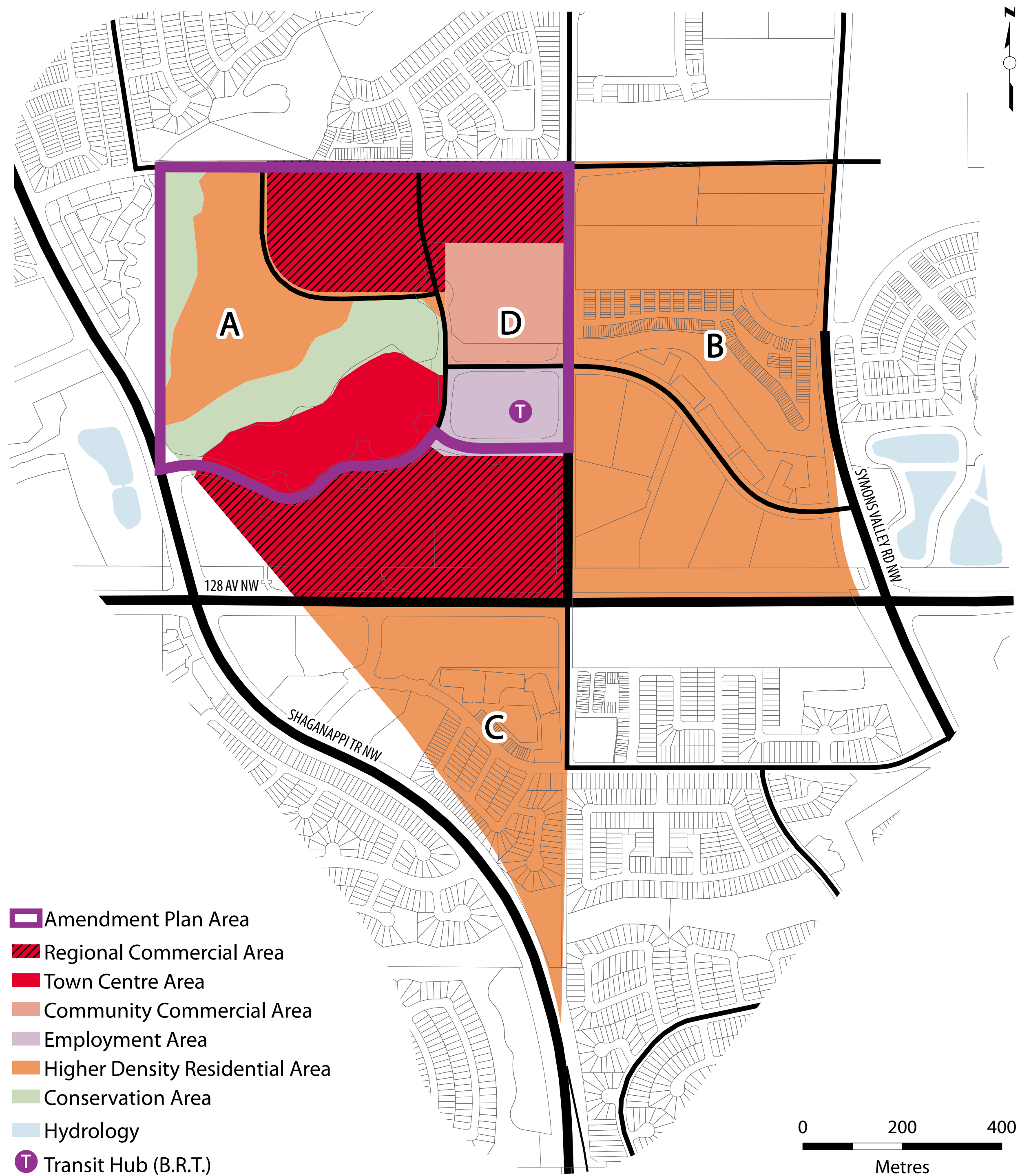
Where does the Sage Hill amendment area fit within the community plan?

The amendment area is part of the plan's transit oriented planning area.

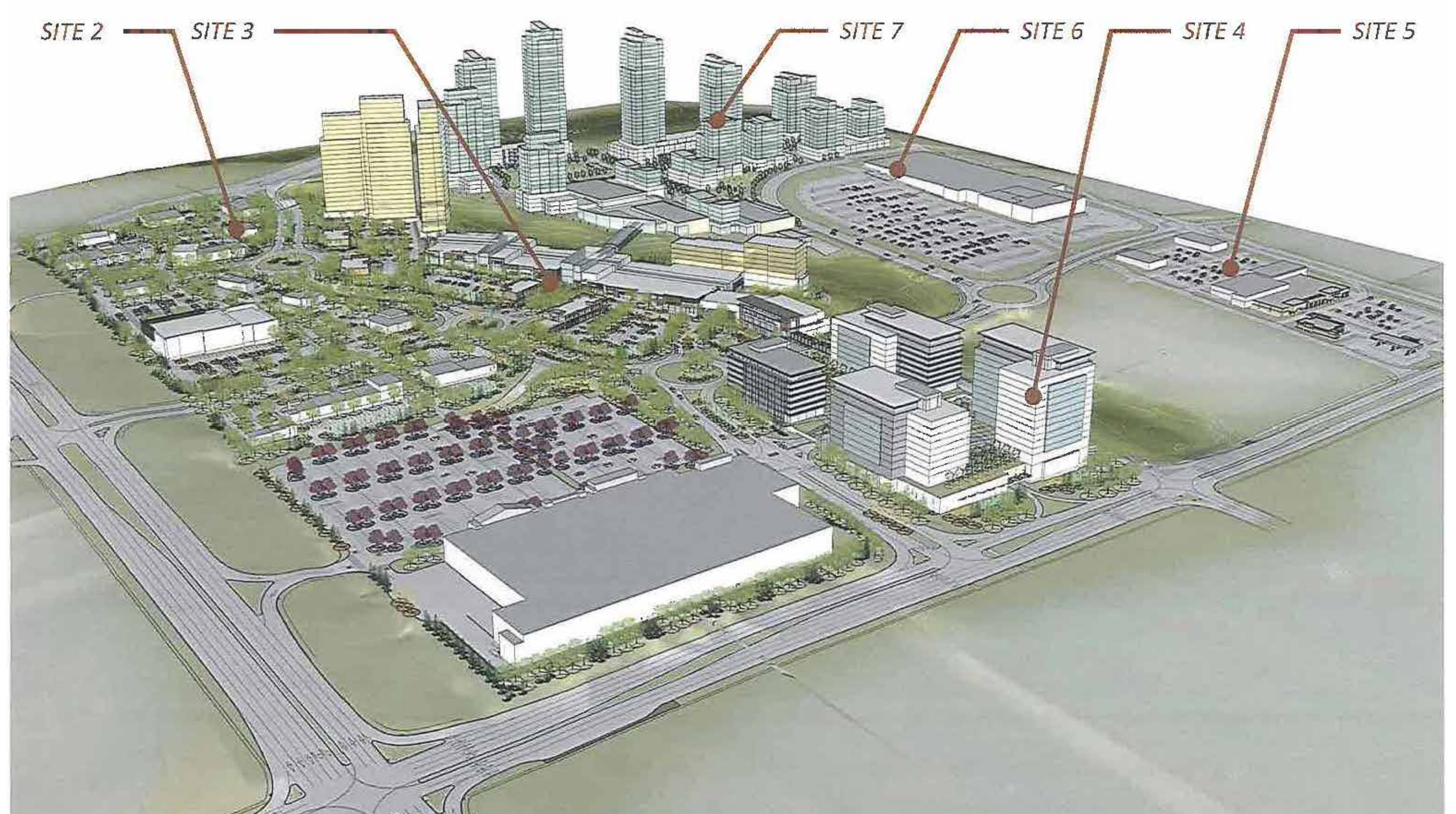


Current plan

The existing land use policy allows for a mix of high density residential, big box shopping, office buildings, a bus rapid transit hub, and a 'town centre' mixed use district.



Here is an example of what that concept of development could have looked like:



Sage Hill Crossing overall site by Gibbs Gage

New concept

What is proposed?

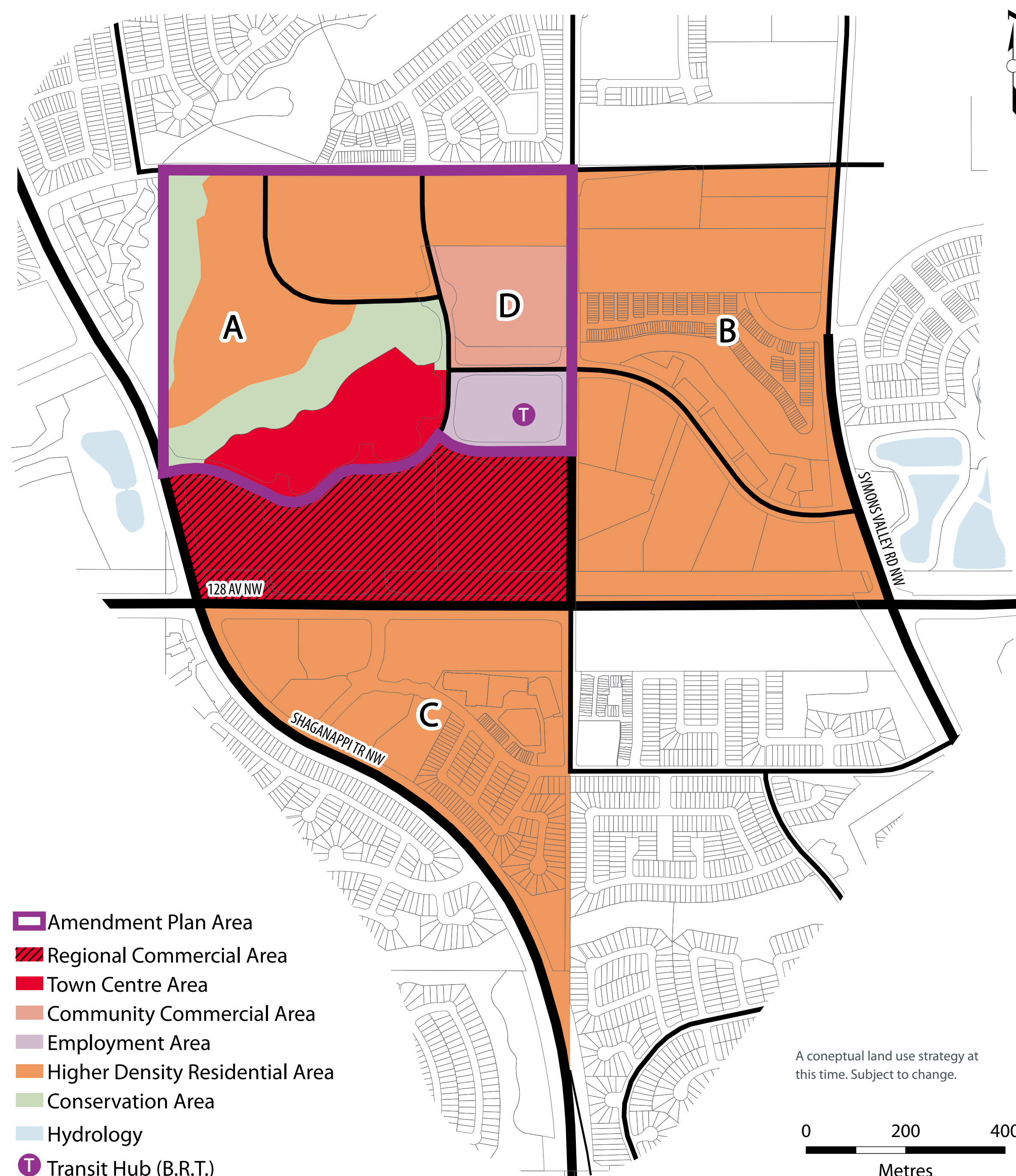
The current concept being considered includes multi-unit buildings (condos and apartments) between 4 and 6 storeys in height and some townhouse development instead of big box/regional commercial. Smaller scale, commercial uses may still be located in this area.

The proposed land uses will also include some mixed use buildings with both commercial and residential uses, a bus rapid transit terminal (BRT) and a branch of the Calgary Public Library.

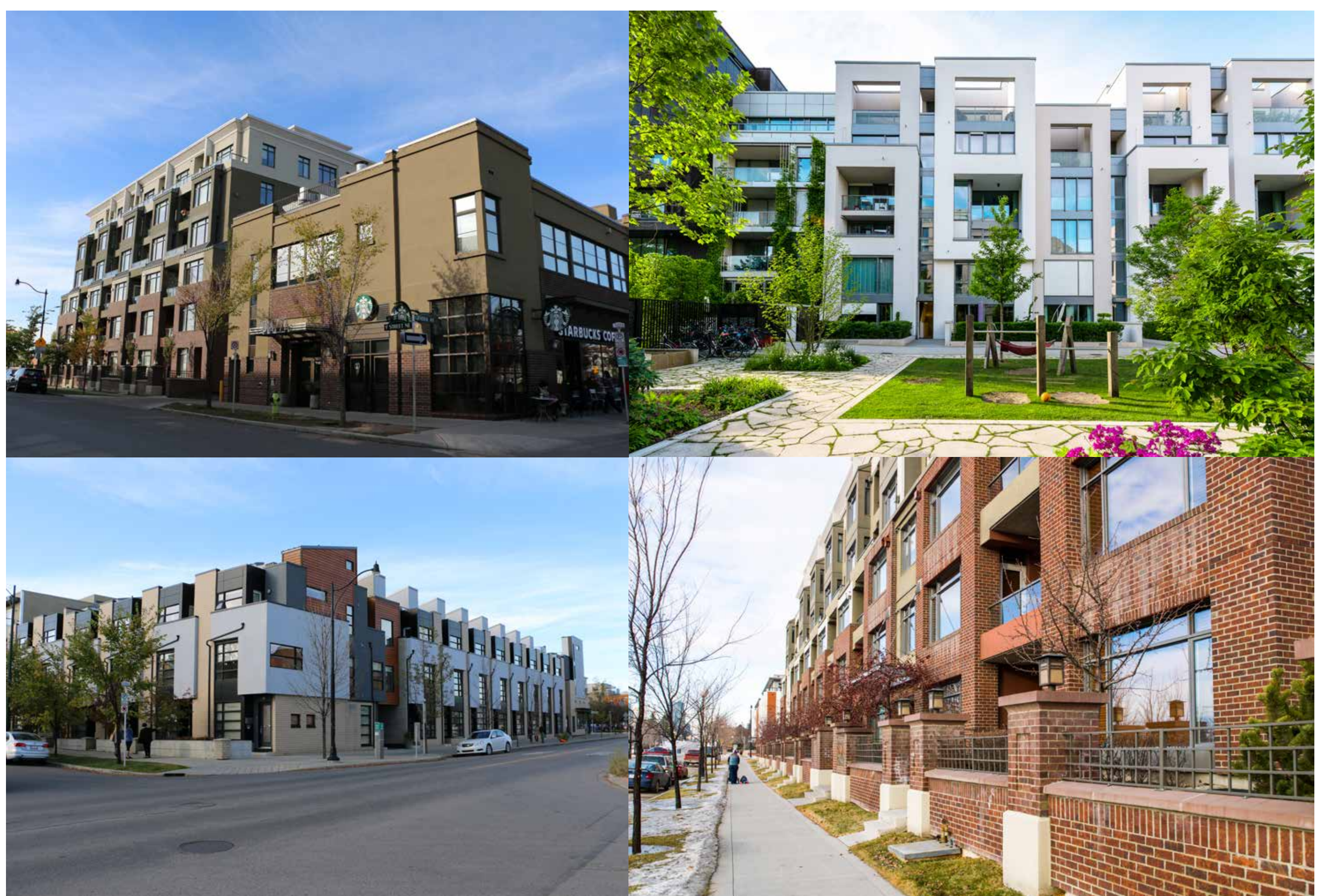
What is the difference?

- No high rise towers
- No regional commercial north of the coulee
 - No office park

The City is now reviewing a policy amendment that envisions the area differently.



- Amendment Plan Area
- Regional Commercial Area
- Town Centre Area
- Community Commercial Area
- Employment Area
- Higher Density Residential Area
- Conservation Area
- Hydrology
- Transit Hub (B.R.T.)

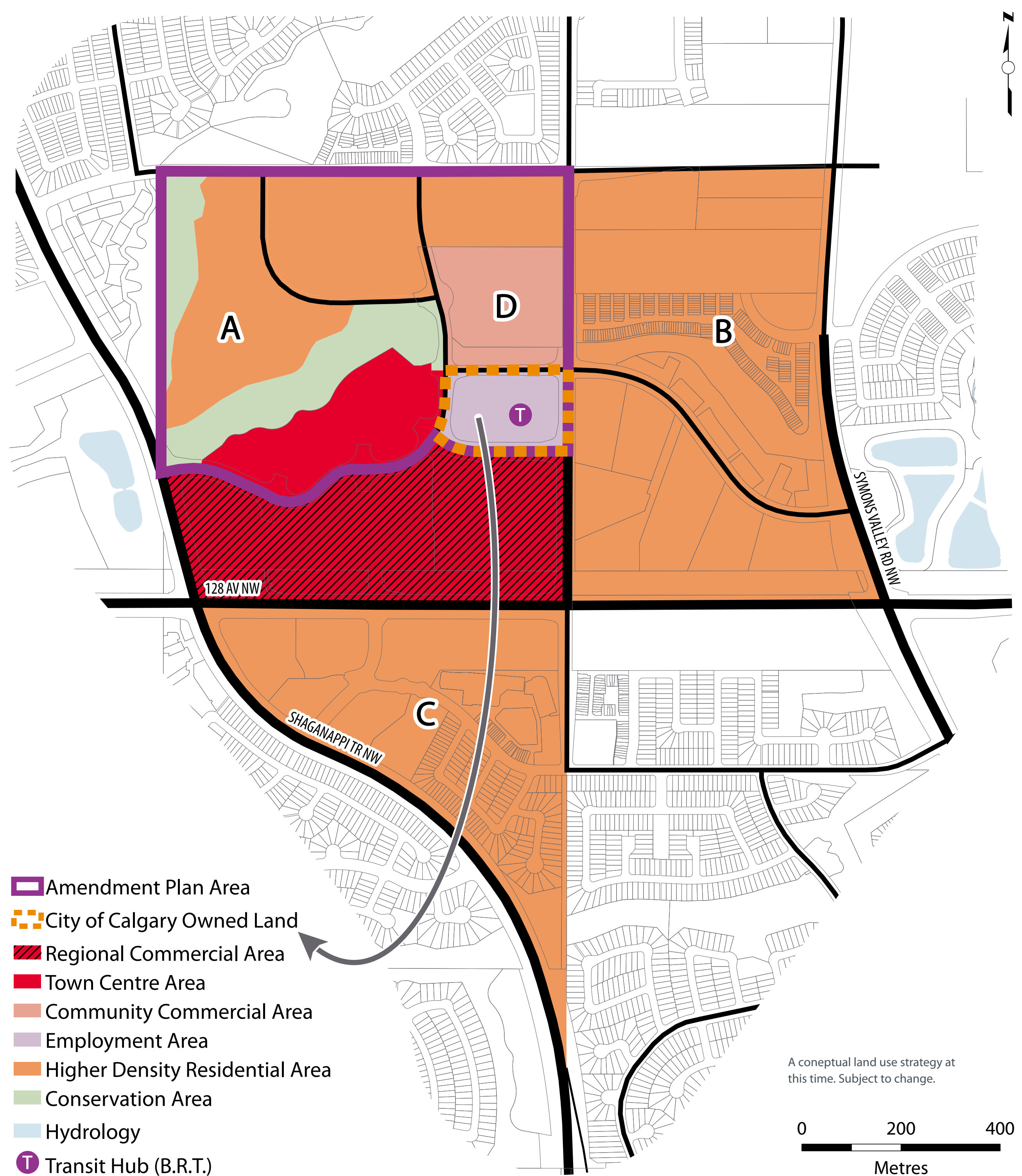


Examples of potential development types

The City of Calgary owned site

What is being shown?

The City is currently examining potential uses for a City-owned green field site identified on this map. There is a known need for a Calgary Public Library branch and a transit hub to serve current bus routes and the future NW BRT and we are exploring if other civic services could also be housed on the same site.



What's next?

Project timeline

Phase 1: Background and Analysis

- Notice of Motion to amend Symons Valley Community Plan
November 28, 2016
- Research, collecting background information
December 2016 - January 2017
- Mail out to surrounding neighbours
January - February 2017

Phase 2: Creating the plan

- Background review and begin drafting policy
January - February 2017
- **WE ARE HERE** Open house to review proposed changes
February 22, 2017
- Input opportunities TBD
May - June 2017
- Final draft plan of amendment.
May - June 2017

Phase 3: Approvals

- Technical review of area structure plan to Calgary Planning Commission
July 2017
- Public Hearing of Council
September 2017

We want to hear from you

- Talk to a City of Calgary staff member present today
- Sign up to receive regular email updates on this project
- Visit our website: [Calgary.ca/sagehill](https://calgary.ca/sagehill)
- Contact the project leads:
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Thank you for attending!

