

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0990

Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

EXECUTIVE SUMMARY

This application was submitted on 2018 June 19 by Deborah Schlaak, on behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd. The application proposes redesignation of approximately 1.26 hectares (3.12 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated five dwelling units in low density residential building forms comprising single detached dwellings (R-1s);
- approximately 0.12 hectares (0.30 acres) of Municipal Reserve (MR) in the form of open space (S-SPR);
- approximately 0.78 hectares (1.93 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved (S-UN); and
- the location of future local and major roadways, utilities and services.

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated land use amendment application (CPC2019-0989) provides technical and policy rationale to support the proposed outline plan application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) to subdivide 1.26 hectares \pm (3.12 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

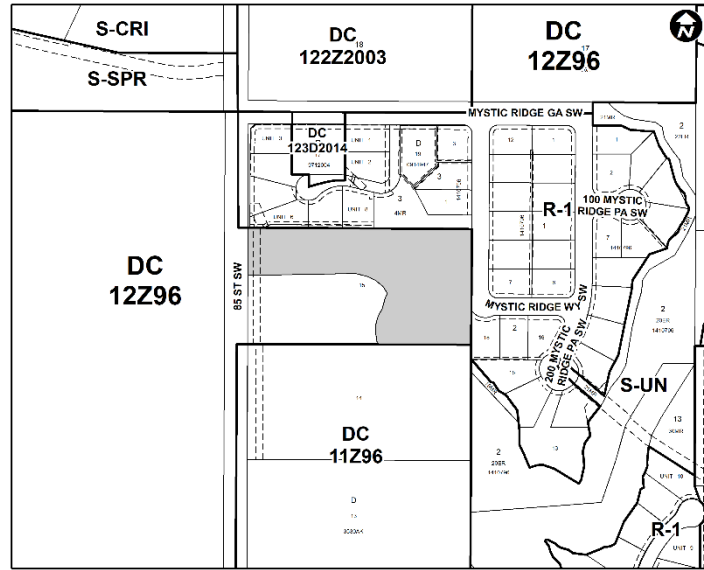
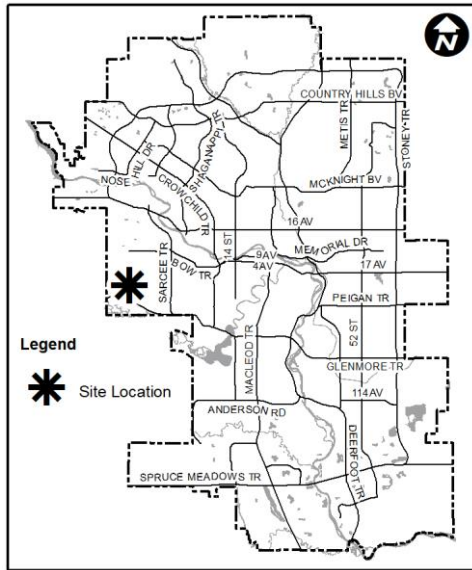
On behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd, Deborah Schlaak submitted the subject application on 2018 June 19 and has provided a summary of her proposal in the Applicant's Submission (Attachment 1). The application was submitted a year after the *Springbank Hill ASP* was approved by Council in 2017 June.

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Location Maps



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Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the east side of 85 Street SW, approximately 900 metres south of 17 Avenue SW. The surrounding area includes a mix of existing low-density residential uses with Direct Control, R-1 and R-1s Districts. The topography generally slopes from north to south affording views of the foothills and the Rocky Mountains.

Figure 1 provides peak population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

| Springbank Hill | |
|------------------------------------|--------|
| Peak Population Year | 2018 |
| Peak Population | 10,052 |
| 2018 Current Population | 10,052 |
| Difference in Population | 0 |
| Difference in Population (percent) | 0% |

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan application (Attachment 3) and corresponding land use amendment application (Attachment 5) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

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Subdivision Design

The proposed outline plan informs a subdivision that is approximately 1.26 hectares (3.12 acres). The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal to protect the ravine system that runs through the area.

A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 4).

Open Space and Natural Areas

Open space is provided to conserve the small permanent stream which is part of an offshoot of the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The *Springbank Hill ASP* identifies a Regional Pathway alignment within the ravine however due to the grades (ranging from 10 to 20 percent on either side of the stream), flooded areas and to preserve the integrity of the stream and ravine in this area, it was recommended by Parks Pathways that 26 Avenue SW could potentially be used for connectivity to the rest of the network (as an on street or sidewalk upgrade) to the existing Regional Pathway in the future.

A portion of the subject site (0.120 hectares or 0.297 acres) is proposed to be designated as S-SPR District with a Resignation, which will meet the 10 percent requirement for the entire titled parcel, comprising 1.956 hectares/4.833 acres. The proposed park will complement and add to the existing park to the north and will remain as a naturalized space, retaining many of the existing trees. The proposed MR will also provide a transition towards the portion of the site proposed to be designated as a S-UN District/ER.

A larger portion of the subject site (0.779 hectares or 1.925 acres) is proposed as an S-UN District with an ER designation and will preserve and protect the existing ravine and stream that runs through the site.

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The associated land use amendment application that proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to the following districts:

- Residential – One Dwelling (R-1s) District to allow for single detached dwellings;
- Special Purpose – School, Park and Community Reserve (S-SPR) District for public open space through dedication of MR; and

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- Special Purpose – Urban Nature (S-UN) District to preserve environmentally significant lands through dedication of ER.

The proposed outline plan (Attachment 3) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-1s District of 10.34 units per hectare (4.19 units per acre) complies with the Standard Suburban land use classification in the *Springbank Hill ASP* that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Primary vehicular and pedestrian access to the proposed parcels is provided by the existing Mystic Ridge Way SW. The 69 Street SW LRT Station is located approximately 1.6 kilometres northeast of the subject site. The future 85 Street SW Station is located approximately 800 metres north of the subject lands, north of 17 Avenue SW. This portion of 17 Avenue SW also forms part of Calgary's Primary Transit Network.

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Utilities and Servicing

Water servicing will be provided via a connection to the existing 150 millimetre watermain in Mystic Ridge Way SW. Sanitary servicing will be provided via a connection to the existing 200 millimetre sanitary line located in Mystic Ridge Way SW. Storm servicing will be provided via the existing 300 millimetre storm line located in Mystic Ridge Way SW. Additional servicing details will be resolved at tentative plan via the stormwater management report and the construction drawing process.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners, the Springbank Hill Community Association and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Highlighting concerns from Mystic Ridge residents;
- Requesting more details regarding connectivity and design plans for ER and MR in this development; and
- Offering to meet with the applicant to review their plans in more detail.

Administration also received two letters from adjacent landowners in Mystic Ridge. A summary of the perceived concerns includes:

- Concern about the setback between the natural area ravine and the Mystic Ridge Way street and sidewalk;
- Preservation of low-density estate lots consistent with the existing neighbourhood (approximately 10,000 square feet); and
- Pedestrian connectivity to the natural areas and regional pathway.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land."

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and road closures build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the *MDP* identifies the subject lands as Residential – Developing – Future Greenfield. The *MDP* provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following *MDP* objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban land use area as identified on Map 2: Land Use Concept of the *Springbank Hill ASP*. The proposed redesignation is in alignment with the ASP.

Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill, facilitates development and conserves environmentally significant lands.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no known risks associated with this application.

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REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed outline plan and associated land use amendment facilitates residential development, public open space and preservation of natural areas envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use Districts