

Planning & Development Report to  
Calgary Planning Commission  
2019 November 21

ISC: UNRESTRICTED  
CPC2019-1333

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085 (OP)

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### EXECUTIVE SUMMARY

This application was submitted on 2018 April 19 by O2 Designs on behalf of Aspen Springs GP Ltd (Slokker Canada West). The application proposes a framework for the future subdivision and development of 10.65 hectares  $\pm$  (26.32 ac  $\pm$ ) on five contiguous parcels currently comprised of residential acreages in the southwest community of Springbank Hill. The subject area is located adjacent and to the south of 17 Avenue SW and along the eastern portion of 85 Street SW. The extension of 19 Avenue SW from 80 Street SW is also being considered through the subject lands. The application provides for:

- residential and mixed-use developments of up to 50 metres in height (13 – 15 storeys) where the existing land use district limits this site to country residential development;
- the accommodation of residential and commercial uses and built forms that complement its proximity to a Neighbourhood Activity Centre that is within walking distance;
- An anticipated 1,235 dwelling units in a mix of low, medium and high density residential building forms comprising of townhouse and apartment buildings (MU-1, DC, M-1);
- Approximately 1.01 hectares (2.51 acres) of Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- Approximately 0.62 hectares (1.53 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved (S-UN);
- The location of future local and collector roadways, utilities and services; and
- Future dedication of road right-of-way to accommodate the extension of 19 Avenue SW to 85 Street SW, bisecting the subject site.

Two Development Permit applications (DP2019-4785 & DP2019-4791) associated with sites within the outline plan area have been recently submitted and are currently under review by Administration. These applications are for a mixed-use 48-unit residential and commercial development (at-grade restaurant and retail uses) on the site proposed to be redesignated to Mixed Use – General (MU-1f3.0h20 District); and a 16 phase (97 units total) multi-residential development for townhomes, on the Multi-Residential – Low Profile (M-1) District.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW, 8361 and 8473 – 17 Avenue SW (Plan3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) to subdivide the 10.65 hectares  $\pm$  (26.32 acres  $\pm$ ), with conditions (Attachment 1).

The proposed outline plan implements policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*. One of the key elements of the application is a greater mix of housing types being accommodated in a developing greenfield community,

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including opportunities for high rise mixed use residential and commercial development within walking distance to future LRT stations, anticipated with the extension of the Blue Line. The associated land use amendment application (CPC2019-1079) provides policy and technical rationale to support the proposed outline plan application.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

O2 Designs, on behalf of Aspen Springs Ltd (Slokker Canada West), submitted the subject application to the City with the associated land use amendment application on 2018 April 19 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2). The application was submitted a year after the *Springbank Hill Area Structure Plan (ASP)* was approved by Council in June 2017.

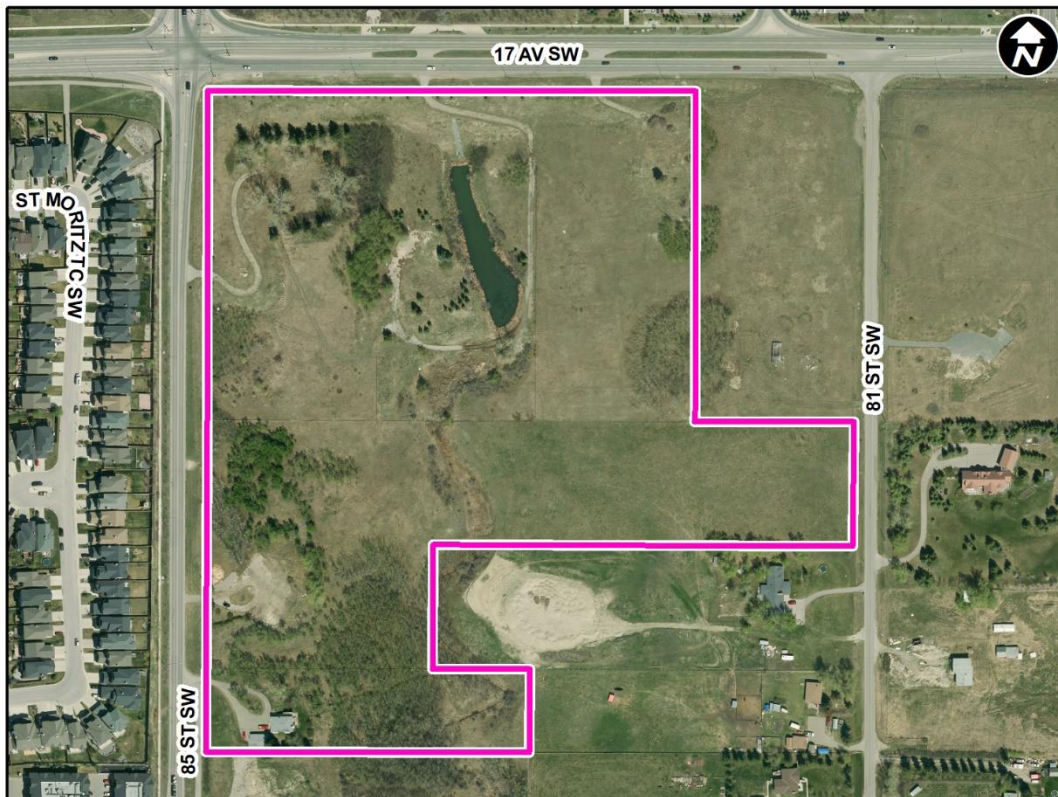
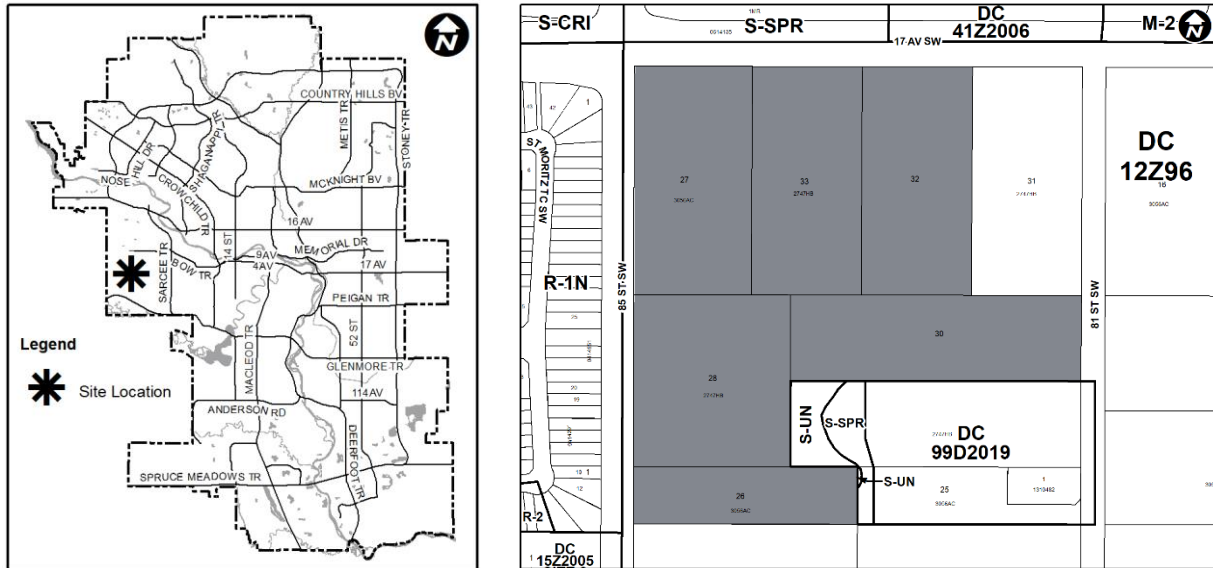
Two development permit applications have recently been submitted. The first is for a mixed-use building with 48 units and at-grade retail uses, located on the south-east corner of 19 Avenue SW and 85 Street SW; the second is a multi-residential development comprised of 97 townhomes (DP2019-4785 & DP2019-4791 respectively). Both development permit applications are currently under review by Administration.

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Location Maps



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### Site Context

The subject site is situated in the southwest quadrant of the city. This site is located adjacent and south of 17 Avenue SW and along the eastern edge of 85 Street SW. The 69 Street SW LRT Station is located approximately 1.5 kilometres to the east of the site along 17 Avenue SW. All parcels forming the site are located within the *Springbank Hill Area Structure Plan*.

The subject site currently exists as six contiguous residential acreages, located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW, 8361 and 8473 – 17 Avenue SW. The site, totalling approximately 8.67 hectares (21.42 acres), spans approximately 385 metres on its east-west axis and is roughly 345 metres running north-south. A single detached dwelling exists on one of the parcels, while the others remain undeveloped and vacant. The rolling topography of the subject site sits highest along 17 Avenue SW and 85 Street SW. A watercourse running north-south bisects the site beginning at the culvert on the north end of the site, to an impoundment (created to hold water for agricultural purposes), transitioning into an ephemeral drainage which turns into an intermittent watercourse with its associated ravine system. There are three aspen tree stands that span various parcels throughout the site. The impoundment located on the north half of the site (south of 17 Avenue SW and mid-block to the site) runs north-south through a portion of the site and will be redesigned to serve as a stormwater pond servicing the entire outline plan area upon development.

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 (Number) | 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.

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### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 3) along with the associated policy amendments and land use amendment application will accommodate medium and high density residential and mixed use development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Springbank Hill community in alignment with the policies of the *Municipal Development Plan* and *Springbank Hill ASP*, supported through the proposed policy amendments. Council approved a new vision for the *Springbank Hill ASP* in 2017 which is to see distinct neighbourhoods that foster a wide variety of lifestyles, from existing country residential to urban living near amenities such as retail, open spaces and transit, while preserving natural areas. The subject application achieves Council's vision.

### Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, consideration of amendments to the *Springbank Hill ASP* and the appropriateness of the proposed land use districts. A series of proposed upgrades in local infrastructure (new stormwater pond, water and sanitary connections, and extension of 19 Avenue SW) propel Administration to consider accommodating moderate increases in density south of 19 Avenue SW, compared to the existing policy limits for these areas found within the *Springbank Hill ASP*, upon its adoption in 2017. The following sections highlight the scope of technical planning analysis conducted by Administration that support the proposed Outline Plan.

### *Subdivision Design*

The proposed application is approximately 10.65 hectares (26.32 acres) and responds to its proximity to the existing natural areas. These areas are to be preserved as Municipal Reserve (MR) and Environmental Reserve (ER); areas providing a logical concentration of mixed use development areas along two major arterial streets (85 Street SW and 17 Avenue SW) and the extension of a modified collector (19 Avenue SW) between 81 Street SW and 85 Street SW. This extension of 19 Avenue SW, designated a liveable street is to be dedicated at the subdivision stage and will connect developments within the subject site to future mixed use areas and the Neighbourhood Activity Centre (NAC) to the east, subject to a separate Land Use and Outline Plan Application, currently under review by Administration (LOC2017-0386).

The proposed outline plan area features portions of areas to be redesignated to the Special Purpose – City and Regional Infrastructure (S-CRI) District. A 0.28 hectares (0.68 acres) portion of the site along 17 Avenue SW is to be dedicated as LRT right-of-way, to be designated as an S-CRI District. This dedication is to occur at the subdivision stage. In addition, an area of 0.57 hectares (1.43 acres) is intended to form part of the future storm pond and associated utilities servicing the outline plan area, thus also to be redesignated to the S-CRI District (Attachment 4).

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Overall, the design of the subject site (Attachment 3) is based on the larger existing grid network with privately maintained internal road network to be established through comprehensively designed developments at the development permit stages, and future subdivision of the various development parcels. The street network, bike lanes, regional and local Pathways through public and private open spaces provide connections within the proposed community and to the existing and future surrounding communities.

There are two residential and four mixed use land use areas within the plan. The northern half of the site between 17 Avenue SW and 19 Avenue SW comprises of three of the largest mixed use areas of greatest density and intensity within the outline plan. The proposed outline plan (Attachment 3) anticipates parcels of areas that are 1.39 hectares, 1.96 hectares and 1.47 hectares each (3.44 acres, 4.83 acres and 1.47 acres respectively). All three parcels are proposed to be designated as Mixed-Use – General (MU-1f5.0h50) Districts that is intended for a mix of residential and commercial uses in street-oriented apartment buildings (Attachment 4). The anticipated density of this northern half of the outline plan is 215 units per hectare. According to the applicant, these parcels are to be predominantly residential where 95 percent of the projected density and floor area is to be allocated for residential uses. This is evident in the outline plan (Attachment 3) that suggests a total of 898 dwellings units anticipated and 52 home-based jobs are being assumed. The fourth mixed use area is proposed at the southeast corner of 19 Avenue SW and 85 Street SW, proposed to be designated Mixed-Use – General (MU-1 f3.0h20) District that is 0.59 hectares (1.47 acres). Density in this mixed-use area is anticipated to be 97 units per hectare (uph), anticipated to create 93 retail jobs and 3 home-based jobs being assumed.

Two residential areas are proposed on the southern half of the site, where 19 Avenue SW, designated a liveable street functions as the transition zone between the two land use areas. The first parcel is proposed to be located along 85 Street SW, adjoining the smaller mixed-used parcel to the north that also fronts onto 19 Avenue SW. This parcel is proposed to be redesignated to the Multi-Residential – Low Profile (M-1) District, intended to accommodate multi-residential development of low height and medium density. Additionally, this district provides transitions in building heights, density and massing between mixed use areas, and low density residential areas south of the subject site. A development permit application was submitted on 2019 September 16, proposing a 97 unit townhouse development, aggregated into 16 phases (buildings). Administration is currently undertaking its technical review of this development permit application. The second residential parcel is proposed to be redesignated to a Direct Control (DC) District. The proposed Direct Control District is based on the rules provided in the Multi-Residential – Medium Profile (M-2d210) District. This DC District provides an increase in maximum building heights from 16 metres in the M-2 District to 20 metres, accommodating buildings up to 6-storeys, as envisioned in medium density areas by the *Springbank Hill ASP*. Additionally, a moderate increase in density (from 148 uph to 210 uph) is also being proposed in this DC District. Based on the proposed parcel area (1.17 ha), the maximum number of units is increased from 173 units to 246 units, representing a net increase of 73 units, feasible on the subject site. The outline plan anticipates a total of 226 units on this site. A development permit application has not been submitted for this site.

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### Open Space and Natural Areas

Open space is provided to preserve the existing north-south ephemeral drainage/ intermittent watercourse and associated ravine. Recent land use and outline plan applications for lands to the south and east have already preserved these features within the same network. This application will contribute to a continuous open space system in accordance with the *Springbank Hill ASP*.

A portion of the subject site (1.01 hectares or 2.51 acres) is proposed to be designated as S-SPR District with an MR designation, and will meet the 10 percent MR requirement for the subject area, anticipated for future subdivision. The park area north of 19 Avenue SW will accommodate the proposed stormwater pond flanked by MR to the west and a privately owned, publicly accessible open space to the east. A 4.0 metre maintenance access road will double as a park pathway and in concert with Local Pathways will create a loop around the stormwater pond. Part of this area is anticipated to be a naturalized park, with the area south of the pond proposed as an open lawn for active and passive recreational uses containing a re-aligned piped drainage within a culvert. The park area south of 19 Avenue SW will function as a naturalized park containing a Regional Pathway, and a Local Pathway and will act as a buffer between ER lands to be protected and developed areas. The Regional Pathway is proposed along the east side of 85 Street SW to the south side of 19 Avenue SW, where it continues to the east along this road until it enters the west side of the ravine where it will continue south and will link with future connections generally as per the *Springbank Hill ASP*.

An environmentally significant natural area (0.62 hectares or 1.53 acres) is proposed as S-UN District, to be dedicated as ER. This area will preserve the existing north-south ephemeral drainage/intermittent watercourse and ravine system.

### ***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 proposed redesignation is supported by the proposed amendments to the *Springbank Hill ASP* to primarily recognize upgrades in local infrastructure; appropriately accommodating moderate increases of densities in specific areas within the subject site. 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 that are complementary to the adjoining Neighbourhood Activity Centre (NAC) that is within 400 metres, east of the subject site. Amendments to the *Springbank Hill ASP* and the proposed redesignations are supported by local upgrades to infrastructure and community amenities that were not originally contemplated in Council's initial adoption of the *Springbank Hill ASP* in 2017. More specifically, the proposed moderate increases in density south of the proposed 19 Avenue SW extension will accommodate land use patterns that are consistent to those existing east of the ravine;



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providing for gradual transitions in density between mixed use areas along 17 Avenue SW, towards low density residential areas further south of 19 Avenue SW.

Concurrent with the outline plan, is a land use amendment application (CPC2019-1079) proposing to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to the following districts:

- Mixed Use - General (MU-1f5.0h50) District;
- Mixed Use – General (MU-1f3.0h20) District;
- Multi-Residential – Low Profile (M-1) District;
- Direct Control (DC) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

The outline plan provides the framework for community and infrastructure build out, to be implemented largely at the subdivision stage. The land uses (Attachment 5) are complimentary to this plan and provide more certainty on densities, unit types and forms.

### **Density**

The associated outline plan will accommodate development achieving both the *Municipal Development Plan (MDP)* and *Springbank Hill ASP* minimum density and intensity targets (population and jobs). This will support future transit and community amenities within the great community of Springbank Hill.

Overall, this proposal accommodates 1,235 dwelling units (Attachment 4); resulting in a residential density of 178 units per hectare (68 units per acre) and minimum intensity of 22 people and jobs per hectare across the subject site.

More specifically, the associated outline plan meets the minimum intensities for the land typologies set out in the *Springbank Hill ASP*, outlined in Table 1 below.

*Table 1: Minimum and Anticipated Intensities*

| Land Typology                    | Minimum Required Density per ASP (uph) | Anticipated Density (uph) | Minimum Required Intensity per ASP (population and jobs per hectare) | Anticipated Intensity (population and jobs per hectare) |
|----------------------------------|--|---------------------------|--|---|
| Medium Density Residential       | 75                                     | 136                       | -  | -   |
| Mixed-Use Commercial/Residential | 100                                    | 203                       | 125  | 321 people and 22 jobs                                  |



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### ***Environmental***

A Phase I Environmental Site Assessment (ESA) was conducted by Pinchin West for the plan area. The Phase I ESA report was reviewed by Administration; no concerns were noted and further investigation deemed unnecessary.

A Biophysical Impact Assessment (BIA) was prepared by Ghostpine Environmental, providing an assessment of existing site conditions. Key findings of the BIA include:

- The existing drainage/coulee system that qualifies as ER has been designated accordingly.
- The impoundment (created to hold water for agricultural purposes) and area surrounding the impoundment (within northern half of site) is disturbed and not considered a natural area;
- The same impoundment contains little riparian vegetation and is significantly sloped; and
- Rehabilitation of the impoundment into a naturalized pond including shallower margins and native vegetation may improve wildlife habitat and connectivity for certain species.

A Hydrogeological Assessment was conducted by MPE Engineering, investigating the source water emanating from the impoundment. Key findings of this assessment include:

- Test results indicate the impoundment having a strong stormwater component; similar to the upstream stormwater pond on the west side of 85 Street SW;
- Source of water can be partially derived from adjacent stormwater ponds or a combination of localized shallow ground and stormwater runoff from 17 Avenue SW; and
- No evidence the impoundment having any significant source of natural springwater.

A Geotechnical Investigation was conducted by Almor Testing Services Ltd., evaluating the subsurface soil and groundwater conditions within the site. No significant concerns were identified by Administration. A Deep Fills Report will be required to be submitted and approved at either tentative (subdivision) or development permit stages.

### ***Transportation***

As part of the associated outline plan (CPC2019-1333), the extension of 19 Avenue SW (modified collector) is proposed from 81 Street SW; terminating at 85 Street SW, the western extent of the subject site. 19 Avenue SW is proposed to bisect the subject site, completing the east-west connection that primarily serves the mixed-use and medium density land use areas within the community. This extension begins as a 23.2 metre multi-modal Right-of-Way (ROW) from the east end of the site, and narrows down to a 15 metre ROW where it crosses the ravine. Narrowing the cross-section through this area results in removing the on-street parking lanes through this section. The benefit to the narrowing of this ROW across the ravine is the reduction of impacts to these open space and natural areas. Additionally, the narrowing will encourage slower vehicle speeds and minimizes the distance animals would have to navigate over 19

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Avenue SW. This ROW returns to a 23.2 metre multi-modal ROW and terminates at 85 Street SW.

A Transportation Impact Assessment (TIA) was submitted as part of the application and it demonstrates that the proposed development, along with the Transportation Network outlined in the ASP, functions within acceptable levels of service.

The exact street Right-of-Way (ROW) requirements and street cross sections to accommodate development in the area are under discussion and will form part of future tentative plan applications. This approach ensures alignment amongst the area developers, and allows the developer and Administration to ensure roadways are designed to accommodate all modes of travel and accommodate future development within the entire ASP area. Localized impacts from the future LRT extension will also be further evaluated with the appropriate tentative plan applications.

Extension of the West leg of the LRT (Blue Line) is anticipated along 17 Avenue SW; from 69 Street SW station (approximately 1.5 km east of the site). Dedication of LRT right-of-way is required prior to approval of the first tentative plan.

Future Transit connections (bus routes) are to be accommodated along 85 Street SW, serving the western half of the community, and 81 Street SW that is to tie into an existing bus route serving the eastern half the community that loops back to the 69 Street LRT station.

Regional pathways will be located along the southern edge or 19 Avenue SW, connecting into the open space network through the southern half of the outline plan area, swinging up towards 17 Avenue SW, from the western edge of 85 Street.

The active modes crossing spanning the ravine (located in the southwest portion of the site) was projected by the ASP to provide pedestrian and cycling connections, in lieu of a roadway. However, Administration reviewed a proposal by the applicant to extend 19 Avenue SW across the ravine between 81 Street SW and 85 Street SW. As this proposed road extension has been accepted by Administration, it now also serves the purpose of an active modes crossing. For such reasons Map 2 (Land Use Concept) in the *Springbank Hill ASP* is proposed to be amended accordingly.

### ***Utilities and Servicing***

Water Servicing will be provided through an existing connection to the water feeder main along 17 Avenue SW, and a new main along 19 Avenue SW, to be installed under the extension of 19 Avenue SW. The proposed Strathcona Flow Control Station, located at intersection of 17 Avenue SW and 85 Street SW, must be in place before any utilities are operational or any construction permissions are granted. The Strathcona Flow Control Station is City funded infrastructure and is scheduled to complete construction by Q2 2019.

A Regional Sanitary Servicing Study was provided by Pasquini & Associates and Urban Systems that includes all areas subject to the *Springbank Hill ASP*. This study identified

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downstream constraints. There are two regional options available to remove these constraints. The first option requires a developer/applicant funded extension, connecting to existing servicing along 85 Street SW and 81 Street SW. The second option is for the City (Water Resources) to front-end a pilot project to upgrade the existing downstream sanitary mains to increase their capacity to accommodate the full build-out of the Springbank Hill study area. Some parcels may be allowed to proceed without upgrades, but will be required to provide securities, proportional to the parcel's associated flow rate, and developable area.

The subject site is within the approved Springbank Master Drainage Plan (MDP) completed by Stantec in 2017. Stormwater from the proposed outline plan area is to be directed through the adjoining ravine network and existing man-made impoundment that is to be enhanced and rehabilitated to be the stormwater pond. Ultimately, stormwater is to be managed in concert with the Springbank Hill Staged Master Drainage Plan.

### **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 (SHCA) and the application was advertised online.

No letters from adjacent landowners were received.

The applicant engaged external stakeholders, holding a public open house on 2019 May 28. According to the applicant, more than 25 people attended this community information session. The open house provided residents information about the proposed development and to speak directly with the applicants. Information panels provided attendees details of the proposed land use and outline plan. An opportunity to provide feedback directly to the applicants was also accommodated. Following the public open house, the applicant submitted a summary of the feedback received on the project through a 'What We Heard' report (Attachment 6). The most noteworthy comments received are summarized below:

- Maximum height for all development should be 6-storeys;
- 10-storey buildings should not be allowed along 17 Avenue SW;
- Traffic resulting from additional density, particularly southbound along 85 Street SW; and
- There is already too much commercial activity in the area;

Subsequent to the comments provided, the applicant addressed the concerns received from the public open house. While buildings that are higher than 10 storeys are anticipated along 17 Avenue SW, the associated impact to the public realm would be limited based on the future LRT alignment of the blue line that spans the site along its northern extent. Furthermore, this edge slopes steeply down away from 17 Avenue SW, further reducing visual impacts of a build that may sit below the future alignment of the LRT right-of-way. Administration finds the accommodation of the densest developments within the Mixed Use – General (MU-1f5.0h50) District is appropriate. According to the proposed outline plan (Attachment 3) 95 percent of the density is to be allocated for residential uses with 5 percent for commercial uses. Six-storey

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residential buildings are anticipated for sites fronting 19 Avenue SW (south side) within the Mixed Use- General (MU-1f3.0h20) District and Direct Control District. Dwellings units within the Multi-Residential – Low Profile (M-1) District would be two to three storeys.

Two Development Permit applications (DP2019-4785 and DP2019-4791) associated with sites within the outline plan area have been recently submitted and are currently under review by Administration. These applications are for a mixed-use 48-unit residential and commercial development (at-grade restaurant and retail uses) on the site proposed to be redesignated to the Mixed Use – General (MU-1f3.0h20 District); and a 16 phase (97 units total) townhouse buildings development for the Multi-Residential – Low Profile (M-1) District.

Both applications have been circulated to the Springbank Hill Community Association (SHCA) for feedback. The SHCA provided a letter (Attachment 7) that does not support the proposed land use amendment and outline plan. The primary concern of the SHCA was the increase in residential densities in portions of the outline plan south of 19 Avenue SW. Administration finds that the proposed moderate increase in densities (accommodated by the proposed amendments to the Springbank Hill ASP, explained in associated report CPC2019-1079) provides appropriate transition of densities and built forms into low density areas to the south. Furthermore, the allocation of additional density within a 400 metre walking distance to a Neighbourhood Activity Centre (NAC) to the east, along a liveable street and adjoining publicly accessible natural open spaces, reinforces the policies of the MDP to accommodate additional density in future greenfield areas. This is expanded upon in the proceeding sections. Administration anticipates more detailed transportation analysis to be conducted through the review of subsequent development permit applications, addressing traffic concerns perceived with the emerging increase of the local population and built form of this developing community.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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.

### **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*, which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

#### ***Interim Growth Plan (2018)***

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

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### ***Municipal Development Plan (Statutory – 2009)***

Map1: 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.

The MDP directs Future Greenfield Areas to achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. Further, ASPs are to demonstrate how a target density of 70 people and jobs per gross developable hectare can be achieved over the life of the plan. The proposed land use amendments and associated outline plan demonstrate these minimum intensity targets will be sufficiently achieved (as shown in Table 1) in subsequent subdivision and development permit stages.

According to Section 3.6.2 of the MDP (Future Greenfield Area), new communities should be organized to include a number of distinct neighbourhoods that are defined by a 400 metre or five-minute walking distance from a NAC or Neighbourhood *Main Street*. Furthermore concentration of residential density is encouraged by this policy in areas adjacent to open space, parks, wetlands and sports fields, especially where the area is served by transit, services and other community amenities. All areas south of the proposed extension of 19 Avenue SW are located within an adjoining open space network. These areas are also 400 metres (5 minute walking distance) from the future NAC to be established as part of Land Use and Outline Plan application LOC2017-0386. Connectivity from the subject site to the future NAC is to be accommodate by way of a liveable street; an enhanced pedestrian connection established along 19 Avenue SW. For such reasons the following proposed ASP amendments are found to support policies of the MDP to accommodate a moderate increase in density in the following areas south of 19 Avenue SW:

- redesignation of a 0.49 hectare (1.22 acre) site at southeast corner of 19 Avenue SW and 85 Street SW from Medium Density to Mixed - Use;
- redesignation of a 1.31 hectare (3.23 acre) site south of 19 Avenue SW between 85 Street SW and open space network from low density to medium density; and
- additional ASP Policy under section 3.1.6 (Mixed-Use) that accommodates moderate increase in density through land use amendments for areas within close proximity to a liveable street.

### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The *Springbank Hill Area Structure Plan (ASP)* provides further direction with detailed policies for future development of this community. The subject site comprises of areas subject to mixed-

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use and medium density land use policies. The ASP also identifies portions of the site subject to an Environmental Open Space (EOS) Study Area. The proposed redesignations and associated outline plan is generally consistent with the applicable policies of this plan.

### **Social, Environmental, Economic (External)**

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill.

### **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.

### **REASON(S) FOR RECOMMENDATION(S):**

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* which supports the efficient use of land and infrastructure by providing an outline for the future subdivision of new multi-residential districts and park spaces recommended in the associated land use application. The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Springbank Hill Area Structure Plan*, with amendments proposed through the associated Land Use Amendment application.

### **ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map
6. What We Heard Report
7. Community Association Letter