

Planning & Development Report to
Calgary Planning Commission
2019 November 21

ISC: UNRESTRICTED
CPC2019-1079
Corrected

Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085

EXECUTIVE SUMMARY

This application was submitted on 2018 April 19 by O2 Designs on behalf of Aspen Springs GP Lt. (Slokker Canada West). This application proposes a land use redesignation of approximately 10.65 hectares (26.32 acres) on **six** contiguous residential acreage parcels in the southwest community of Springbank Hill. The proposed land use redesignation and associated outline plan application allow for the development and subdivision of the subject lands including:

- residential and mixed-use developments of up to 50 metres in height (13 to 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 ;
- an anticipated 1,235 dwelling units in a mix of medium and high density residential building forms comprising of townhouse and apartment buildings (MU-1, M-1, DC – base M-2);
- 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); and
- future dedication of road right-of-way to accommodate the extension of 19 Avenue SW to 85 Street SW, bisecting the subject site;

The proposed redesignation implements the policies of the *Municipal Development Plan*. While the proposal is generally in keeping with the objectives of the *Springbank Hill Area Structure Plan* (ASP), a number of amendments to the ASP are required to provide further direction for future development of the subject lands and align the ASP with the proposal. The associated outline plan application (CPC2019-1333), provides technical rationale to support the proposed ASP amendments and land use redesignation.

Two development permit applications have been submitted and are currently under review

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ADMINISTRATION RECOMMENDATION:

The Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Springbank Hill Area Structure Plan (Attachment 5); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 10.65 hectares \pm (26.32 acres \pm) located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW and 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) from DC Direct Control District **to** Mixed-Use – General (MU-1f5.0h50) District, Mixed-Use – General (MU-1f3.0h20) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate a moderate increase in residential density with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 NOVEMBER 21:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendments to the Springbank Hill Area Structure Plan (Attachment 5); and
2. Give three readings to **Proposed Bylaw 10P2020**.
3. Adopt, by bylaw the proposed redesignation of 10.65 hectares \pm (26.32 acres \pm) located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW and 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) from DC Direct Control District to Mixed-Use – General (MU-1f5.0h50) District, Mixed-Use – General (MU-1f3.0h20) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate a moderate increase in residential density with guidelines (Attachment 3); and
4. Give three readings to **Proposed Bylaw 27D2020**.

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Excerpt of the Minutes of the 2019 December 05 Calgary Planning Commission:

“Moved by Commissioner Scott

That the Committee Recommendations contained in the following reports be approved in an omnibus motion:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1 Deferral Request for CPC2019-1049 and CPC2019-1050 to Calgary Planning Commission by 2020 June 18, CPC2019-1452
- 5.1.2 Procedural Request to direct Approved Report CPC2019-1079 to the 2020 February 24 Combined Meeting of Council, CPC2019-1532

MOTION CARRIED”

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

O2 Designs, on behalf of Slokker Canada West, submitted the subject application along with the associated outline plan (CPC2019-1333) on 2018 April 19 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1). 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.

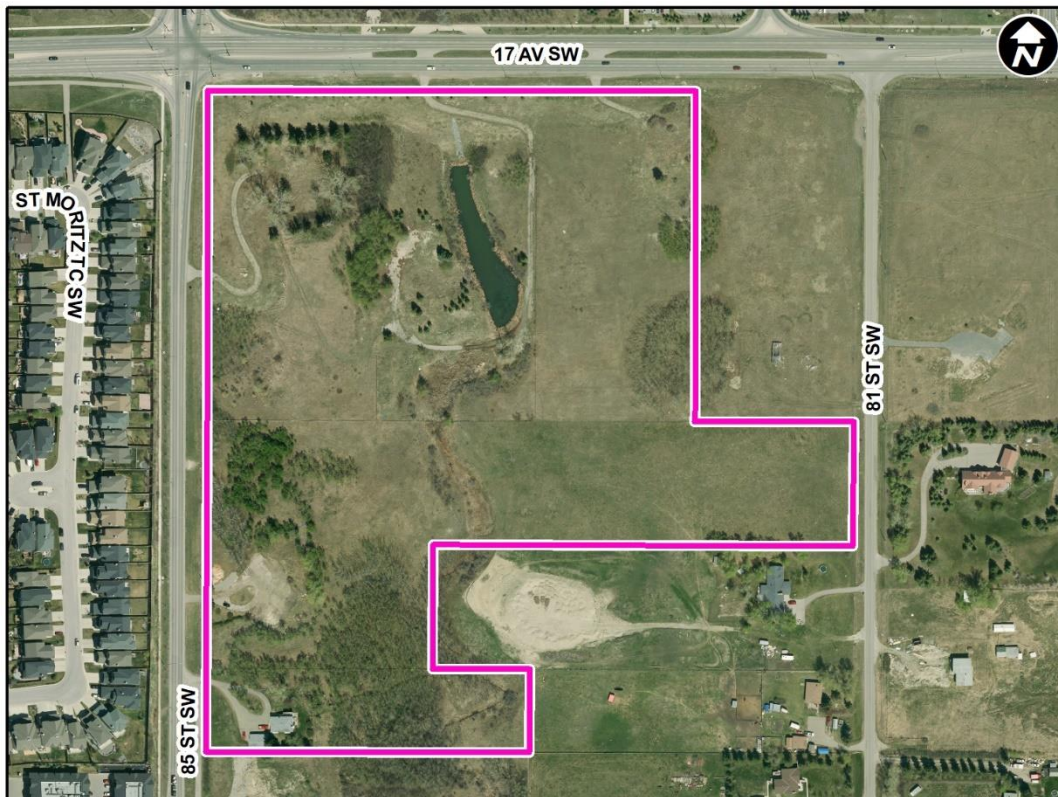
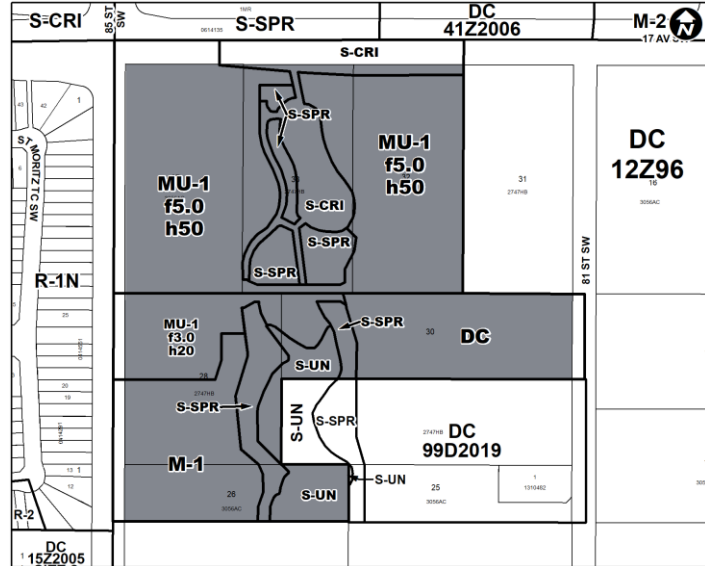
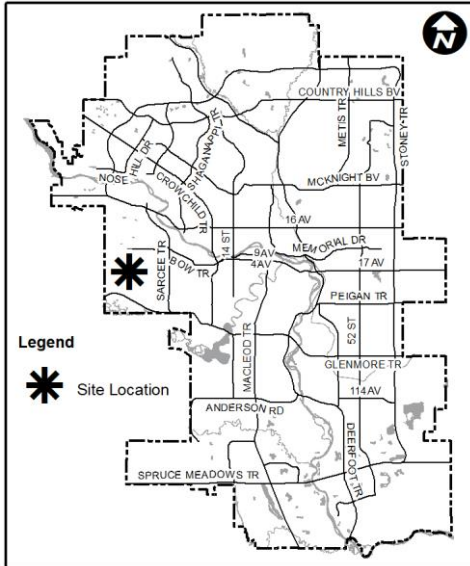
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Location Maps



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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 consists of 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) to an impoundment, transitioning into an ephemeral drainage which turns into an intermittent watercourse with its associated ravine system. There are three 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 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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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This land use amendment application and associated outline plan 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*. Council approved a new vision for the *Springbank Hill ASP* in 2017 to enable 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 to local infrastructure (new storm pond, water and sanitary connections, and extension of a liveable street - 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*, when it was adopted in 2017. The following sections highlight the scope of technical planning analysis conducted by Administration.

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 subject site is proposed to be redesignated to various land uses that accommodate urban development typologies and building forms. 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; providing gradual transitions in density and built forms between mixed use areas along 17 Avenue SW, towards low density residential areas further south of 19 Avenue SW.

The proposed redesignation is supported by the proposed amendments to the *Springbank Hill ASP* to primarily recognize upgrades in local infrastructure and amenities; 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. The proposed redesignation will accommodate development through the subject site that is complementary to the adjoining Neighbourhood Activity Centre (NAC) that is within 400 metres, east of the subject site (Attachment 8); and residential land use patterns to the east, across the ravine.

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This land use amendment application (Attachment 2) proposes 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.

Mixed Use - General (MU-1f5.0h50) and (MU-1f3.0h20) Districts

The northern half of the subject site adjoining 17 Avenue SW, an approximate area of 4.43 hectares (9.74 acres) is to be redesignated to the Mixed Use - General (MU-1f5.0h50) District. This area represents the densest area within the subject site and adjoins the future Neighbourhood Activity Centre (NAC) to the east. The purpose of these districts are to provide residential densities that support the primarily commercial uses to the east.

Located at the southern half of the subject site, in the southeast corner of 19 Avenue SW and 85 Street SW is an approximate 0.49 hectare (1.22 acre) portion to be redesignated to the Mixed Use - General (MU-1f3.0h20) District. The purpose of this portion of the site area is to provide complementary mixed-used development on the south side of 19 Avenue SW that is proposed to be designated a liveable street. Additionally, this district is to provide for a gradual transition of density and building forms from the mixed-use areas to the north, to the medium and low density areas further south of 19 Avenue SW. The reduction of density from 5.0 to 3.0 FAR, and building height from 50 (approximately 15 storeys) to 20 metres (approximately 6 storeys) is intended to help achieve this transition.

Multi-Residential – Low Profile (M-1) District

An approximate 1.31 hectare (3.24 acre) portion south of the mixed use district is to be redesignated to the Multi-Residential – Low Profile (M-1) District. The purpose of this district is to accommodate multi-residential development in a variety of forms of low height and medium density. Densities are to range between 50 and 148 units per hectare in these districts, while accommodating buildings up to 14 metres in height (approximately 3 to 4 storeys). This area of the subject site is intended to provide for the gradual transition from the mixed-use areas to the north, towards the low densities area to the south.

DC Direct Control District

A portion of the site (south west corner of 19 Avenue SW and 81 Street SW), an approximate area of 1.17 hectares (2.90 acres) is to be redesignated to a DC Direct Control District (Attachment 3) with a base of Multi-Residential – Medium Profile (M-2) District. The rules of the

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M-2 District apply in the proposed DC District, with additional rules that provide transition in density and built forms between mixed-use districts to the north and medium density residential districts to the south. The maximum density of the DC District is 210 units per hectare (uph), compared to 148 uph in the M-2 District. The maximum height of the DC District is 20.0 metres, compared to 16.0 metres in the M-2 District.

Special Purpose – City and Regional Infrastructure (S-CRI) District

An approximate total of 0.85 hectares (2.11 acres) within the plan area is to be designated Special Purpose – City and Regional Infrastructure (S-CRI) District. These areas are intended to provide for infrastructure, utility facilities, and systems for public transportation. A 0.28 hectare (0.68 acres) portion that spans 17 Avenue SW is to be dedicated for the purpose of accommodating future extension of the Blue Line LRT right-of way. The remaining 0.57 hectares (1.43 acres) is to be dedicated to accommodate municipal infrastructure and utility facilities associated with the proposed storm pond and drainage lines.

Special Purpose – School, Park and Community Reserve (S-SPR) & Special Purpose – Urban Nature (S-UN) District

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.

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 a Municipal Reserve (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 Environmental Reserve (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*.

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The associated outline plan (CPC2019-1333) provides the framework for community and infrastructure build out, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities and built form.

Density

The associated outline plan (Attachment 4) 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 and 150 jobs within the total plan area; resulting in a residential density of 178 units per hectare (68 units per acre) and intensity of 285 people and 22 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

Environmental

A Phase I Environmental Site Assessment (ESA) was submitted and was reviewed by Administration. No concerns were noted and further investigation deemed unnecessary.

A Biophysical Impact Assessment (BIA) was submitted and provides 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;

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- 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 submitted and investigated 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 submitted and evaluated 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. The subject site is bisected by the proposed 19 Avenue SW right of way, 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 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 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.

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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. A Functional Study for the LRT was submitted by Hatch Ltd. on behalf of the applicant that studied three possibilities for an LRT alignment (below, at and above grade) along the southern edge of 17 Avenue SW; anticipated by the adoption of the *Springbank Hill ASP* in 2017.

Future Transit connections (bus routes) are to be accommodated along 85 Street SW, serving the western half of the community, and along 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 SW.

The active modes crossing along 19 Avenue SW was projected by the ASP. However, Administration reviewed a Technical Memo that analyzed pedestrian travel times using above-grade crossing versus a grade-level mid-block crossing. The memo found that travel times are substantially longer when pedestrians cross roadways using an above grade bridge, requiring pedestrians to navigate through four lengthy switchbacks to cross a 23.5 metre roadway. Since the maximum speed limit along the stretch of roadway leading up to the grade-level mid-block crossing would be 30 kilometres per hour (same as school zones), Administration accepts the findings of the technical memo and will not require an active-modes crossing in this location.

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 the 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 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 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.

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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 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, 95 percent of the density is to be allocated for residential uses with 5 percent for commercial uses (Attachment 4). Six-storey 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.

The SHCA provided a letter (Attachment 7) that does not support the proposed land use amendment and amendments to the Springbank Hill ASP. The primary concern of the SHCA was the increase in residential densities in portions of the outline plan south of 19 Avenue SW.

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Administration finds that the proposed moderate increase in densities (accommodated by the proposed amendments to the Springbank Hill ASP, explained in associated report CPC2019-1333) 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 (Statutory – 2014)

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

Municipal Development Plan (Statutory – 2009)

Map1: Urban Structure of the Municipal Development Plan (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.

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 Neighbourhood Activity Centre (NAC) or Neighbourhood

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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 (Attachment 8); 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, accommodating a moderate increase in density:

- 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 direction with detailed policies for future development of this community. The subject site comprises of areas subject to mixed-use and medium density land use policies. The ASP also identifies portions of the site subject to an Environmental Open Space (EOS) Study Area. While the proposal is generally in keeping with the objectives of the ASP, a number of amendments to the ASP are required to provide direction for future development of the subject lands and align the ASP with the proposal.

Amendments to the Springbank Hill ASP

A series of proposed upgrades to local infrastructure and amenities (new storm pond, water and sanitary connections, and extension of a liveable street - 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* when it was adopted in 2017. Amendments to the ASP (Attachment 5) are proposed to provide further direction to consider moderate increase of density for sites adjoining a liveable street, as defined in the ASP. The proposed amendments are supported by the aforementioned policies of the MDP, supporting moderate increase in density in areas that are within 400 metres of a Neighbourhood Activity Centre (NAC) and well served by local pedestrian and cycling infrastructure. The following factors reinforce the appropriateness of accommodating moderate increase in density in specific areas south of 19 Avenue SW:

- proximity to an open space and regional pathway network, connected to a liveable street;

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- proximity to a Neighbourhood Activity Centre (NAC) that is within 400 metres walking distance to community amenities;
- accommodate gradual transitions in density and building forms between mixed use areas along 17 Avenue SW, medium density residential areas south of 19 Avenue SW and low density residential areas further south; and
- provide for land use patterns that are consistent with existing residential areas east of adjoining ravine; areas south of 19 Avenue SW.

The following maps within the ASP are proposed to be amended; primarily to recognize the extension of 19 Avenue SW between 81 Street and 85 Street; also to extend its designation as a liveable street from the eastern half of the plan area. The proposed amendments to the ASP are outlined as follows:

Map 2: Land Use Concept

Remove Active Modes Crossing along 19 Avenue SW;

- Extend 19 Avenue SW from 81 Street to 85 Street SW;
- Extend 'Liveable Street' typology through the extension of 19 Ave SW as described above;
- Redesignate SE corner of 19 Avenue SW and 85 Street SW from 'Medium Density' to 'Mixed Use' (follow associated Outline Plan for extent of area); and
- Redesignate Low Density Areas (along 85 Street SW, south of 19 Avenue SW) to Medium Density – mirroring policy areas east of ravine (follow associated Outline Plan for extent of area).

Map 4: Open Space

- Remove Active Modes Crossing along 19 Avenue SW; and
- Extend 19 Avenue SW from 81 Street SW to 85 Street SW.

Map 5: Transit Network

- Extend 19 Avenue SW from 81 Street SW to 85 Street SW.

Map 6: Street Network

- Extend 19 Avenue SW from 81 Street SW to 85 Street SW and designate as "Collector" street

Map 7-9 (Water, Sanitary and Storm)

- Extend 19 Avenue SW from 81 Street to 85 Street SW.

Section 3.1.6 (Medium Density) Under Policies

- Under section 3.1.6, delete policy 1 and replace with the following:
"Densities shall range between 38 to 148 units per gross developable hectare. However, moderate increases in residential density may be considered for residential areas in close proximity to 19 Avenue SW west of 81 Street SW."

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- Under section 3.1.6, delete policy 3 and replace with the following:

“The maximum height of a building should be six storeys. Increased height may be considered in residential areas in close proximity to 19 Avenue SW and west of 81 Street SW. Any increase in building height should be based on topographic conditions and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority (e.g. shadow impact, privacy concerns).

Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types and mixed use development that complement its close proximity to a Neighbourhood Activity Centre, 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 policy amendments and land use redesignation accommodates future development as envisioned in the *Springbank Hill Area Structure Plan* and as encouraged by policies of the *Municipal Development Plan*. Further, the proposal helps achieve more efficient use of land and infrastructure by accommodating mixed use areas and moderate increase of density in residential districts adjoining an enhanced pedestrian realm (19 Avenue SW).

The proposal accommodates for a mix of housing forms and commercial opportunities, found to be appropriate along arterial and collector streets. The extension of 19 Avenue SW to 85 Street SW provides for a logical extension of a roadway designated to be a ‘liveable street’, and appropriately accommodating land uses adjoining the future extension of the West LRT corridor.

ATTACHMENTS

1. Applicant Submission

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2. Proposed Land Use District Map
3. **Proposed Bylaw 27D2020**
4. Proposed Outline Plan
5. **Proposed Bylaw 10P2020**
6. What We Heard Report
7. Community Association Letter
8. Location Context Map – Future Neighbourhood Activity Centre (NAC)
9. **CPC Commissioner Comments**
10. **Public Submissions**