

Planning & Development Report to
Calgary Planning Commission
2020 March 05

ISC: UNRESTRICTED
CORRECTED CPC2020-0269

**Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses,
LOC2019-0155**

EXECUTIVE SUMMARY

This application was submitted on 2019 October 08 by CivicWorks Planning + Design on behalf of Truman Development Corporation. The application proposes to redesignate portions of three contiguous parcels from the Residential – Low Density Mixed Housing (R-G) District to the Multi-Residential – At Grade Housing (M-G) District to allow for:

- multi-residential townhouse or rowhouse development;
- a maximum building height of 13 metres, or about 3 storeys (an increase from the current maximum of 12 metres, or about 3 storeys);
- a minimum density of 35 units per hectare, and a maximum density of 80 units per hectare (an increase from the currently anticipated 18 units per hectare); and
- the uses listed in the M-G District.

This application is intended to accommodate changes to the subdivision layout and anticipated development forms due to site constraints posed by steep grades. This change leads to an increase in density, supported by the land use policy and the growth objectives of the *Springbank Hill ASP*, and the *Municipal Development Plan (MDP)*.

A development permit for an 87-unit townhouse development has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.78 hectares ± (6.87 acres ±) located at 2127, 2229, and 2331 – 77 Street SW (Plan 3056AC, Blocks 5 and 9; Plan 3056AC, Lot 8) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – At Grade Housing (M-G) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 MARCH 05:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of **2.17 hectares ± (5.36 acres ±)** located at 2127, 2229, and 2331 – 77 Street SW (Plan 3056AC, Blocks 5 and 9; Plan 3056AC, Lot 8) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – At Grade Housing (M-G) District; and
2. Give three readings to **Proposed Bylaw 49D2020**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

CivicWorks Planning + Design, on behalf of Truman Development Corporation, submitted the subject application to The City on 2019 October 08 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1). The previous land use amendment and corresponding outline plan (LOC2018-0072) for this site was approved by Council in July 2019.

A subdivision application (SB2019-0226) was submitted on 2019 July 29 to implement a portion of the approved outline plan. Through the review of the subdivision application, it was determined by the applicant that the anticipated lot layout was not compatible with the site grading. A new subdivision layout was established using an internal road for lot access. To implement the revised subdivision layout, a land use amendment is required. The subject land use amendment application was submitted in October 2019, three months after the original approval.

The site is identified as a Medium Density neighbourhood in the *Springbank Hill ASP* with a density target of 38 to 148 units per hectare. Under the previous approval (LOC2018-0072) this site was designated as Residential – Low Density Mixed Housing (R-G) District and anticipated 40 units with a density of 18 units per hectare. The site was approved with reduced density on the assumption that other sites included in the outline plan would be above their density targets.

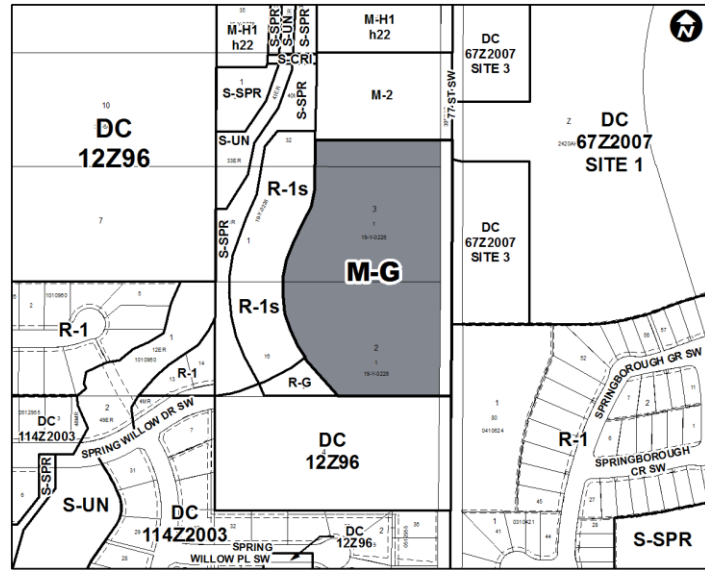
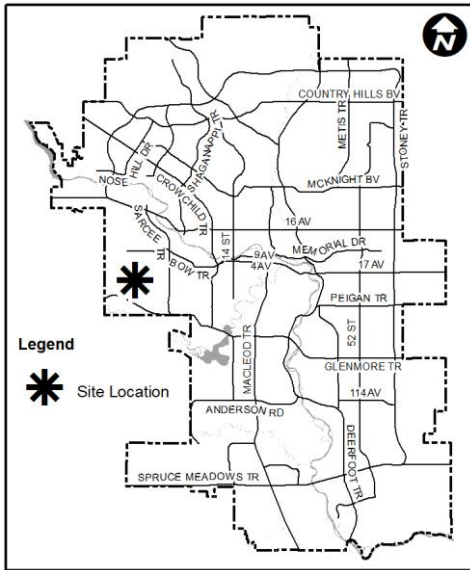
A development permit (DP2020-0302) for a comprehensive townhouse development was submitted on 2020 January 17 and is currently under review. As per the development permit summary (attachment 3) the applicant is proposing 87 units in 26 buildings with a density of approximately **40 units** per hectare accessed by a private internal road. The proposed building heights range from 10 to 13 metres (3 storeys) due to site grade variations.

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Location Maps



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Site Context

The subject site is situated in the southwest quadrant of the city in the Community of Springbank Hill. The site is located along the western edge of 77 Street SW between 17 Avenue SW and Spring Willow Terrace SW. The 69 Street LRT Station is located approximately 800 metres from the site along 17 Avenue SW. Single detached homes in various stages of development currently exists to the southeast, south, and southwest of the subject site.

The application area is currently comprised of portions of three contiguous residential acreages, located at 2127, 2229, and 2331 – 77 Street SW. The site, totalling approximately **2.17 hectares ± (5.36 acres ±)**, spans approximately 220 metres north to south and approximately 120 metres east to west at the widest point. Two single detached dwellings in the subject area were demolished in August 2018 and February 2019. The application area generally slopes upward to the east with the highest point coming along 77 Street SW.

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

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Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The site was originally designated Residential – Low Density Mixed Housing (R-G) District in July 2019. The applicant's previous development rationale was that the low density designation was best suited for the layout and topography of the site. The R-G designation meant that the site would have a lower density than the target identified in the *Springbank Hill ASP*. The reduced density was supported by Administration as the anticipated density of other sites in the outline plan (LOC2018-0072) compensated for the reduction.

The approved outline plan was based on a lotting strategy anticipating front drive single and semi-detached homes. During the subdivision application (SB2019-0226) it was determined by the applicant that front drive access from 77 Street SW and a portion of Spring Willow Drive SW was not feasible due to site grading. The proposed Multi-Residential – At Grade Housing (M-G) District will allow for townhouse development with internal road access.

The proposed M-G District is compatible with the density targets of the *Springbank Hill ASP* and will act as an appropriate transition from denser development to the north, with a maximum building height of 16 metres, to the lower density detached homes to the west and south, with a maximum building height of 11 metres. The subject site would see an increase in maximum building height from 12 metres to 13 metres under the proposed M-G District which represents a compatible mid-point building height between the two areas.

The approved outline plan (LOC2018-0072) anticipated the density for lands to the west and south as 18 units per hectare, while the site to the north is anticipated to be 204 units per hectare. At **40 units** per hectare, the proposed M-G District provides an appropriate transition in densities while maintaining a compatible building form.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

**Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses,
LOC2019-0155**

Land Use

The subject site is currently designated as the Residential – Low Density Mixed Housing (R-G) District that accommodates a wide range of low density residential development in the form of single, semi-detached, and duplex homes, rowhouse buildings, and cottage housing clusters. One secondary or backyard suite may also be allowed for each dwelling unit.

The subject site is proposed to be redesignated to the Multi-Residential – At Grade Housing (M-G) District. The M-G District is a multi-residential district and is intended to be in close proximity or adjacent to low density residential development. All units are required to have direct access at grade taking the form of townhouse or rowhouse development. Buildings in M-G require three or more units per building and have a maximum height of 13 metres, which is about 3 to 4 storeys.

The proposed land use redesignation will accommodate development achieving the *MDP* density target of 20 units per hectare. The *Springbank Hill ASP* envisions this area to consist of primarily multi-residential developments with a medium density ranging between 38 and 148 units per hectare. The minimum density for the M-G District is 35 units per hectare and the maximum density is 80 units per hectare.

The development permit for the site that is currently under review is proposing a density of approximately **40 units** per hectare meeting the target of the *Springbank Hill ASP* and the *MDP*.

Development and Site Design

A development permit (DP2020-0302) for a comprehensive townhouse development is currently under review for this site and will be assessed in accordance with applicable policies of the ASP and rules of the M-G District.

Any future development for this site, including the current development permit, would be guided by the rules of the proposed M-G District. Items to consider for future development include, but are not limited to building frontage (including the interface with 77 Street SW), building height, density, setbacks, landscaping, parking, and pedestrian connectivity.

Environmental

A Phase I Environmental Site Assessment (ESA) was submitted and reviewed by Administration under previous applications. No concerns were identified and further investigation is not necessary.

A Biophysical Impact Assessment (BIA) was also previously submitted and reviewed by Administration. Key findings include:

**Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses,
LOC2019-0155**

- Much of the application area is modified grassland and successional shrubland vegetation communities;
- An ephemeral drainage (stream) is present within the east portion of the application area; and
- The hydrological functions of the ephemeral drainage will be maintained using a dedicated pipeline.

A Geotechnical Investigation was also previously submitted that assessed general subsurface soil and groundwater conditions within the site. No significant concerns were identified by Administration.

Transportation

A Transportation Impact Assessment (TIA) was submitted as part of the previous land use amendment application (LOC2018-0072). Higher density assumptions made during the outline plan stage and the current TIA indicates no new long term traffic analysis is required as part of this application.

The subject site is bordered by 77 Street SW to the east and Spring Willow Street SW to the west. The north boundary is adjacent to future multi-residential development and the south boundary is adjacent to future low-density residential. The site is bisected by Spring Willow Drive SW connecting to 77 Street SW and will be the primary access point for both the northern and southern sections of the site. The multi-residential development will be serviced by a private internally maintained roads accessed from Spring Willow Drive SW as per the approved outline plan (Attachment 2).

The site is approximately 800 metres from the 69 Street LRT Station when moving north along 77 Street SW and then east along 17 Ave SW. Future Transit connections (bus routes) are to be accommodated along 77 Street SW. With the closest stop being on the east side of 77 Street SW just to the north of the pedestrian crossing at Spring Willow Drive SW.

The section of 77 Street SW from 17 Avenue SW to 26 Avenue SW is identified as an Arterial Street and will have paved sidewalks. There is also a Regional Pathway identified in *the Springbank Hill ASP* that runs diagonally from 77 Street SW and 26 Avenue SW to 69 Street SW at which point it connects to the 69 Street LRT Station to the north.

Utilities and Servicing

Water servicing will be provided through extensions of existing water infrastructure along 77 Street SW. The site is within the Strathcona pressure zone. The proposed Strathcona Flow Control Station, located at 17 Avenue SW and 85 Street SW is required to be in place before any construction can begin. The Strathcona Flow Control Station is City funded infrastructure, to be completed by Q1 2020 upon the approval of funding. The applicant will need to coordinate

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Calgary Planning Commission
2020 March 05

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Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2019-0155

with adjacent developers to provide an overall water servicing plan to be reviewed by Administration.

A Regional Sanitary Servicing Study was provided by Pasquini & Associates and Urban Systems that includes all areas subject to the *Springbank Hill ASP* his 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 services along 85 Street SW and 18 Street SW. The second option is for The City to front-end the cost to upgrade the existing downstream sanitary mains to increase their capacity to accommodate the full build-out of the Springbank Hill study area. The decision on which option to pursue will be determined at the subdivision stage.

The application area is within the approved Springbank Hill Master Drainage Plan completed by Stantec in 2017. Stormwater from corresponding plan areas is to be directed through the adjoining ravine network. 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 land owners, the Springbank Hill Community Association and the application was advertised online.

No comments were received from the general public or the community association in response to this application. No public meetings were held with respect to this application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. 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 builds** 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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Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2019-0155

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.

Springbank Hill Area Structure Plan (Statutory – 2017)

In 2017, Council approved a new vision for the Springbank Hill area through amendments to the *Springbank Hill ASP*. The subject site is located within the Medium Density land use area as identified on Map 2: Land Use Concept of the [Springbank Hill ASP](#). The application is in alignment with the Medium Density policies of the ASP (section 3.1.6):

1. Densities shall range between 38 to 148 units per gross developable hectare.
2. Developments should be predominantly multi-residential.

The proposal aligns with the *Springbank Hill ASP*.

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.

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2020 March 05

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Risk Assessment

There are no known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation allows for a range of multi-residential development that will contribute to the growth of the Springbank Hill community, and is in alignment with the policies of the *Municipal Development Plan* and *Springbank Hill Area Structure Plan*. Further, the increased density better utilizes the land and infrastructure of the subject site and aligns with the policies the for medium density area as identified in the ASP.

ATTACHMENT(S)

1. Applicant's Submission
2. Approved Outline Plan (LOC2018-0072)
3. Development Permit (DP2020-0302) Summary
4. **Proposed Bylaw 49D2020**
5. **Public Submissions**