

**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440  
 – 26 Avenue SW, LOC2019-0162**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (13.31 acres  $\pm$ ) located at 7440 – 26 Avenue SW (Portion of Plan 2420AK, Block Z) from Direct Control District to Direct Control District to accommodate a comprehensively planned multi-residential development, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This combined policy and land use amendment application seeks to allow for slope-adaptive townhouse and apartment-style multi-residential development in the community of Springbank Hill.
- The application represents an appropriate increase in residential density, allows for development that is compatible with the character of existing and future development in the area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*, as amended.
- What does this mean to Calgarians? The proposed land use allows for a comprehensively planned multi-residential development in proximity to a planned Neighbourhood Activity Centre.
- Why does this matter? Additional housing types and choice in this predominantly low density residential community, and an area challenged by fragmented ownership, advances the vision of applicable planning policies for this area.
- Amendments to the *Springbank Hill ASP* are required to accommodate the proposed land use amendment.
- There is no previous Council direction related to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by B&A Planning Group on behalf of Partners Development Group on 2019 October 24. The current landowner is Ambrose University College Ltd who has authorized the applicants (the prospective landowner) to submit this land use amendment application. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 4), the intent is to accommodate a comprehensively planned multi-residential development.

An amendment to Map 2 of the *Springbank Hill ASP* is required to change the future land use policy for this site from Standard Suburban and Environmental Open Space (EOS) Study Area to Medium Density to accommodate the land use redesignation. Removal of the EOS Study

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Area is supported by Administration as a Biophysical Impact Assessment was reviewed and concluded that there are no areas that qualify to be conserved as Environmental Reserve (ER). The *Springbank Hill ASP* requires EOS Study Areas to be evaluated when land use amendments are being considered.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant has provided a summary of the various outreach conducted with community and resident stakeholders, contained in Attachment 5.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 14 letters from the public. All submissions express clear opposition to the application, citing concerns around the incompatibility of the proposed land use and future built forms anticipated with existing low density areas to the south.

Administration held online meetings with resident stakeholders and the SBHCA on multiple occasions throughout the review process communicating how the subject application was evolving to address the community's concerns. The applicant has responded to the community stakeholders by significantly reducing the scale of building forms potentially interfacing with low density areas, demonstrated through a land use concept plan provided (Attachment 7).

Administration circulated the updated proposal to SBHCA and all residents who submitted letters of objection in the initial circulation provided by the City. A letter from the SBHCA (Attachment 6) was received on 2021 March 08 requesting the applicant and Administration to consider rules and guidelines in the proposed DC District that better align with the concept plans shared. Key concerns aligning the applicant's concept plans and visions with corresponding rules in the proposed DC District, have now been addressed.

Administration considered the relevant planning issues specific to the application and has determined the current proposal to be appropriate. Specific interface issues along low density areas will be considered at the development permit stage.

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Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

**IMPLICATIONS**

**Social**

This proposed land use allows for a wider range of housing types than the existing DC District. The proposed change better accommodates the housing needs of different age groups, lifestyles and demographics; resulting in a more inclusive community.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resiliency Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The potential increase in population results for increases of use for local goods and services, benefitting the future Neighbourhood Activity Centre (NAC) in walking distances to the subject site.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known associated risks with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendments to the Springbank Hill Area Structure Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Concept Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform