

Applicant Submission

March 8, 2021

Introduction

On behalf of Partners Development Group (Partners), B&A Planning Group prepared an application for a Land Use & Policy Plan Amendment in the Community of Springbank Hill. The plan area is generally located south of 17 Avenue SW and east of 77 Street SW, consisting of 5.39 ha (13.31 ac) municipally addressed as: 7440 26 Avenue SW (Plan 2420AK; Block Z). Partners were not involved in the original Springbank Hill Area Structure Plan (ASP) process, approved in 2017, as the subject site was still owned by Ambrose University and the lands were not for sale. Partners became involved in 2019 and established a new development vision for the subject site, requiring a policy amendment to the ASP as part of this application.

This application supports statutory and non-statutory policy goals including locating higher density residential areas close to established primary transit (LRT) stops; providing a variety of household unit types that accommodate people of different lifestyles, economic means, and abilities; and allowing the natural landscape of the area to influence proposed development, including slope adaptive building design.

Vision & Rationale

Partners propose a comprehensive residential development that is responsive to the natural topography and sensitive to the established built environment of the area. To achieve this vision, this application proposes to redesignate the plan area to allow for complementary medium density multi-residential, reflective of and working in collaboration with surrounding future development.

The development will contribute to the completion of the Springbank Hill neighbourhood through upgrades to both vehicular and non-vehicular transportation networks, which will encourage and promote alternative modes of transportation such as walking, cycling, and public transportation. The development will add high quality and complementary residential housing and innovative design to Springbank Hill, diversifying housing options for current and future residents of the community. This will supply a noticeable gap in the housing market by offering differentiated housing forms, to attract a variety of individuals and families in all segments of their lifecycle. This development considers the aspirations of the existing community, which is a critical component of community building, while also considering the aspirations for future residents with a more diverse residential mix. Partners Development Group is experienced with multi-residential and they have identified the plan area as prime location for medium density housing.

Public Engagement

Public engagement has been a critical component of this application process and directly impacted changes to the plan itself. Since July 2019, the project team engaged and shared project information and updates, collected feedback from adjacent neighbours, the Community Association, and the public at-large throughout key phases of the outreach process. Community members were updated and informed of engagement activities through a variety of communications methods including door knocking, letters to adjacent landowners (20 households) and the greater community (370 households), a dedicated project website, and email updates to the Community Association and 39 project email subscribers.

The project team held four meetings with directly adjacent residents (public welcome at the final two), a Community Association meeting, and one community-wide public open house. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final concept plan and direct control district with significant attempts to minimize offsite impact to adjacent residents.

Summary of Key Plan Changes and Efforts

- Excluded the “Mahood Parcel” from the application based on concerns from adjacent residents.

- Significantly reduced the overall unit count to 465 units from 730 in the original proposal. This corresponds to a density of approximately 88 units per hectare, with higher densities located in the north portion of the plan area.
- Revised the Direct Control (DC) district to include two sites based on the M-2 and M-G districts. This was a specific response to community concerns and the M-G site is based on a 135-metre distance from the south property line to ensure a transition from ground-oriented to apartment style forms.
- The DC proposes to increase the minimum setback to 8.5 metres along the south boundary with maximum building heights up to 3 storeys (interface to the existing community); and maximum height of 24 metres on the north half of the site; accommodating the topographical nature of the site.
- Completed additional technical analysis to address concerns relating specifically to traffic along 77th.
- Introduced a new frontage road along 77th Street to accommodate traffic to maintain an attractive pedestrian environment.

Incorporating feedback through the engagement process and changing the plan significantly, the application proposes the following:

Policy Plan Amendment

To accommodate the vision for the new neighbourhood, the proposal requires an amendment to the Springbank Hill ASP to identify Medium Density residential development for the plan area.

Land Use Redesignation

The application proposes to redesignate the subject lands from DC67Z2007 to a DC district based on the M-2 (Multi-Residential – Medium Profile) and M-G (Multi-Residential – At Grade Housing) districts. The DC district is required to provide for additional building heights to account for the change in grade across the site and to provide additional building setbacks from the adjacent single-family homes on Springborough Green SW. The revised land use proposal directly responds to feedback provided by adjacent residents.

The DC District is a means to achieve the concept plan, which anticipates apartment forms in the north portion, transitioning to smaller-scale ground-oriented buildings in the mid to south portions of the site. To secure an appropriate transition on the south portion of the site, the DC proposes two sites based on the M-G (south) and M-2 (north) districts. The portion of the DC based on the M-G ensures the built form within 135 metres from a property line, shared with a low-density residential district, will be grade-oriented. The purpose of this is to provide assurance to adjacent residents that low-profile residential (i.e., townhomes) will be built within an appropriate transition area.

Conclusion

Partners Group is excited to be a part of the Springbank Hill Community and feels this development will respond thoughtfully to the existing topography, while achieving a compatible interface with its immediate neighbours. They are seeking the support of Calgary Planning Commission and City Council.