

**Land Use Amendment in Springbank Hill (Ward 6) at 7217 - 26 Avenue SW,
LOC2020-0109**

RECOMMENDATION(S):

The Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 7217 – 26 Avenue SW (Plan 9710377, Block A, Lot 18) from Direct Control District to Residential – One Dwelling (R-1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a subdivision of this site to accommodate three residential lots.
- The proposed R-1 District allows for a moderate increase in residential density, while still respecting the existing context immediately adjacent to the parcel. The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? This is an opportunity to modestly increase the density, and encourage both the efficient use of land and existing city infrastructure.
- Why does this matter? This contributes towards a greater diversity of housing options, and achieving sustainable development and growth in Calgary.
- A subdivision application has been submitted and is under review. No development permit application has been submitted at this time.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The subject parcel is located in the community of Springbank Hill. It has an approximate area of 0.24 hectares (0.59 acres) and is currently developed with a single detached dwelling. The applicant, Horizon Land Surveys, submitted this application on behalf of the landowners, Taolin Chen and Rong Fan, on 2020 July 28. The Applicant Submission (Attachment 2) reflects the intent of this application.

The current DC District ([Bylaw 12Z96](#)) is based on the Special Districts in Land Use Bylaw 2P80. The intent of this DC District is to reflect the earlier rural development character in this part of the city prior to the adoption of both the MDP and the ASP.

The application proposes to redesignate the site from DC District to R-1 District for the flexibility of its land use regulations that support the subdivision of three smaller lots. Two of the intended lots would be developed to accommodate one new single detached dwelling on each lot. The existing single detached dwelling would remain on the third lot.

The subdivision application (SB2020-0168) has been submitted for the creation of three new lots and is under review. A summary of the subdivision application is provided in Attachment 5. No development permit application has been submitted at this time.

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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 conducted door-to-door community outreach to residents within a 90-metre radius of the subject parcel on 2020 July 17 to inform the surrounding community of the proposed land use amendment. The applicant also discussed the proposal with the president of the Springbank Hill Community Association (SBHCA) on 2020 July 26. All community members and/or residents in adjacency to the subject parcel, who had been engaged (in the applicant's outreach), were not concerned with the proposal as it is intended to allow three single detached dwellings on a considerably large lot. The SBHCA had no objection to the proposal as long as the proposed development aligns well with the ASP. From 2021 January 20 to 25, the applicant held further discussions with the SBHCA on changes made to the application. The SBHCA gave their support to the application on the condition that only one driveway access be developed off 26 Avenue SW so as to minimize disruption to the pedestrian movement along 26 Avenue SW. This is to ensure greater pedestrian safety for the community here.

The Applicant Outreach Summary can be found in Attachment 4 with further details of the community outreach exercise undertaken.

City-Led Outreach

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

Administration received one letter of support from the public for the land use application and its future subdivision.

The Springbank Hill Community Association provided a letter on 2021 March 29, stating they do not object to this application (Attachment 3).

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

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IMPLICATIONS

Social

This proposal offers a positive social gain of greater housing choices to meet the needs of Calgarians interested in living and aging at this community.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience 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 proposed land use amendment will allow for additional residential density that facilitates a more compact urban form, and thus encourages the efficient use of both existing land and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. Applicant Outreach Summary
5. Subdivision Application (SB2020-0168) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform