

Land Use Amendment and Outline Plan in Springbank Hill (Ward 6) at 2848 - 85 Street SW, LOC2020-0110

RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) to subdivide 1.94 hectares \pm (4.80 acres \pm), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.94 hectares \pm (4.80 acres \pm) located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) from Direct Control District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- The application seeks to establish a new subdivision design and redesignation to allow for the provision of a variety of housing options in the community of Springbank Hill.
- This application would accommodate a range of housing types including single detached dwellings, semi-detached dwellings and rowhouse buildings, as well as a pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities and will allow for more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? More compact development means a reduction in urban sprawl and also a greater variety of housing options for people.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application was submitted on 2020 July 31 by B&A Planning Group on behalf of the landowner, Sukhwant Shergill. The approximately 1.94 hectare site is in the developing community of Springbank Hill, located directly east of 85 Street SW and south of 194 Avenue SW. The site is mostly surrounded by lands designated for low density development and contains a single detached dwelling with an accessory building.

As referenced in the Applicant Submission (Attachment 2), the proposed land use districts and subdivision layout allow for a variety of residential building forms including single detached dwellings, semi-detached dwellings and rowhouses. The vision for the future development is to

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create a pocket of residential nestled along the edge of the adjacent ravine that integrates with development already approved in the area. The ravine and creek will be protected through Environmental Reserve dedication. A park will be established at the edge of the ravine through the dedication of Municipal Reserve. Pedestrians will be able to circulate through the development using sidewalks, granular trails and a pathway along 85 Street SW.

The proposal will be in keeping with the ASP policies which speak to allowing for growth and change in neighbourhoods that reflect the existing context, improves housing choice, enhances community character and accommodates different household types and lifestyles.

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 indicated that the following community outreach activities were conducted:

- October 16, 2020: Meeting with Springbank Hill Community Association;
- February 9, 2021: Meeting with Ward Councillor;
- periodic Phone Calls: Owner of property to the north (property with development approvals);
- periodic e-mails: Consultant of property to the south (property under development); and
- as received: Phone calls from the public.

Further details on the applicant's community outreach program can be found in Attachment 3.

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 one letter in opposition from the public stating the proposed density is not in alignment with the applicable ASP policies for the subject site.

No comments from the Springbank Hill Community Association were received.

Administration considered the relevant planning issues specific to the application, as well as the existing approvals in place and has determined the proposal to be appropriate. The proposal provides opportunities for low density building forms which are complementary to the surrounding properties. While the proposed density is slightly above (seven units) the maximum density allotted to the site within the *Springbank Hill ASP*, the ASP does afford Council the discretion to approve such minor variances without a policy amendment.

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The future site development, including building massing, height and interfaces with the street and adjacent natural areas, will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

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

Economic

The ability to develop a wider variety of housing types, including rowhouse units, with the option to include the additional uses of secondary suites or backyard suites would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Proposed Outline Plan
6. Proposed Outline Plan Data Sheet
7. Proposed Outline Plan Conditions of Approval

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform