

Background and Planning Evaluation

Background and Site Context

The subject site is a 5.4 hectare (13.3 acres) undeveloped forested area located in the community of Springbank Hill. This sloped and rolling site runs approximately 335 metres along 77 Street SW and 170 metres across; just south of 17 Avenue SW.

The local context is comprised of institutional, local community facilities and low density residential areas. More specifically, a University Campus area (Ambrose University) exists to the east with low density residential areas (single family dwellings) designated as Residential – One Dwelling (R-1) District, to the south. Multi-residential areas are currently under development to the west. Institutional and community facilities (Ernest Manning High School, Rundle College and Westside Recreation Centre) are located to the north and east of the subject site. Griffiths Woods Elementary and Valleyview Community Church are located to the south along 26 Avenue SW.

Under the *Springbank Hill ASP*, the subject site is designated Standard Suburban with an Environmental Open Space (EOS) Study Area overlay; established to recognize areas subject to further environmental analysis subsequent to Council’s adoption of the *Springbank Hill ASP* in 2017. At that time, the landowner’s vision (Ambrose University) was limited to ensuring the long-term vision of the University Campus was maintained. Medium density residential uses were not considered for these lands prior to the adoption of the ASP in 2017.

It is only recently that the same landowner provided authorization to the applicant to explore a different vision for the subject site. The current landowner does not envision the subject site as being part of the long term expansion of its institutional uses; offering the applicant the subject site to explore a different vision. The applicant on behalf of the current landowner, has submitted the proposed policy amendment to the *Springbank Hill ASP* and land use amendment application with studies supporting residential development of medium density and medium height.

No development permit applications have been submitted that area associated with this land use amendment application.

Community Peak Population Table

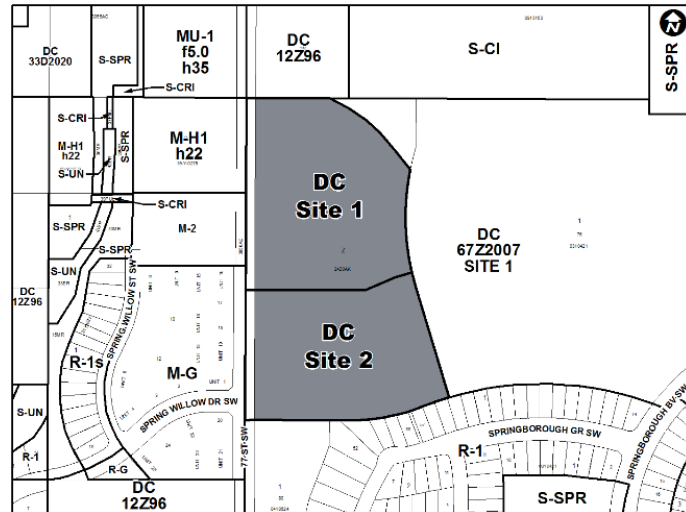
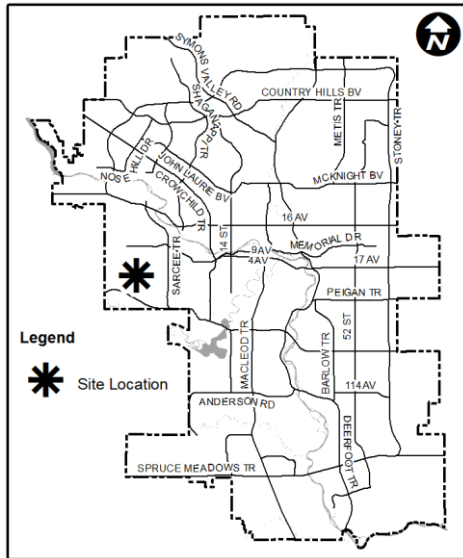
As identified below, the community of Springbank Hill reached its peak population in 2018, and the population has decreased slightly within the past year.

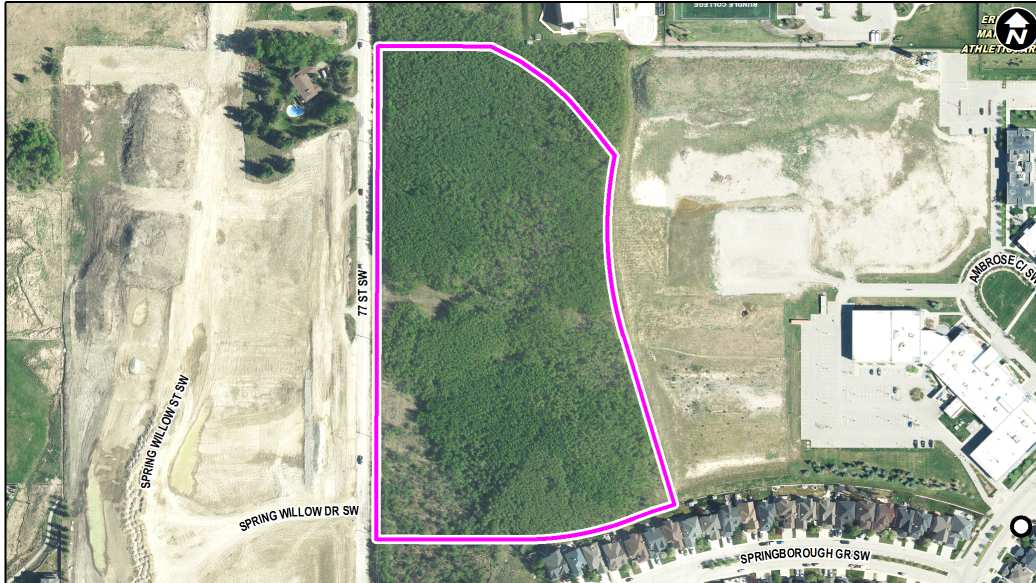
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.08%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 67Z2007](#)) is based on the rules found in Land Use Bylaw 2P80 and comprises of three distinct land use areas accommodating institutional, commercial and low density residential development. Land use rules within Site 3 of this DC District are based on the Restricted Residential Single-Detached (RR-1) District; intended to accommodate low density residential development in areas where compatibility with special environmental characteristics is essential. Residential parcels are to be a minimum of 0.16 hectares (0.40 acres) accommodating buildings up to 11 metres in height.

The proposed DC District splits the subject site into two distinct land use areas (Site 1 and Site 2). Both areas accommodate housing forms of medium height and density; while ensuring appropriate transitions in density and building forms are established towards low density residential areas.

Site 1 of the DC is based on the rules of the Multi-Residential – Medium Profile (M-2) District; intended to accommodate apartment style multi-residential buildings. The minimum density required in Site 1 is 60 units per hectare (uph). A maximum building height of 24 metres is intended to accommodate slope-adaptive buildings, where height is measured from sloping grades.

Site 2 of the DC is based on the rules of the Multi-Residential – At Grade Housing (M-G) District; intended to accommodate grade-oriented townhomes and rowhouses where each unit is provided with separate accesses from grade. The density range allowed in Site 2 is 35 to 80 uph. Greater building setbacks (8.5 metres) from low density areas are required in Site 2. The maximum building height on Site 2 is 24 metres. A site-specific policy is proposed as part of this

application to ensure the building height does not exceed three storeys for the majority of the buildings as detailed in the policy section below.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 and 12. Sections 7 and 12 incorporate rules of the base districts in Bylaw 1P2007 where the DC District does not provide for specific regulations. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC, can also be relaxed in the same way that they would be in a standard district.

In addition, the relaxation section of the proposed DC District also allows the Development Authority to consider minor relaxations to the maximum building height on Site 1 of the DC (Section 8). The intent is to allow unique building design and architectural elements.

Development and Site Design

The rules of the proposed DC District, will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Due to the significant sloping nature of the site, additional items will be considered through the development permit process that include, but are not limited to:

- Retention and/or replacement of existing vegetation within undeveloped areas;
- Ensuring building setbacks accommodate reasonable landscape buffers with low density areas (R-1 Districts) to the south;
- Improving pedestrian connections along 77 Street SW and towards future expansion of the University Campus; and
- Mitigation of overlooking and privacy concerns to adjacent low density areas.

Density

The Land Use Concept Plan provided by the applicant anticipates 465 residential units to be accommodated on the subject site in a variety of multi-residential buildings forms. The overall density illustrated by this land use concept plan is 88 units per hectare (uph); in mid-range between the 38 to 148 uph allowed within medium density areas of the [Springbank Hill ASP](#). This is an increase from Standard Suburban policy applicable to the site that currently allows for a range of 7 to 17 uph.

Transportation

Site Access and Traffic

A Transportation Impact Assessment was reviewed as part of this application. Traffic concerns have been addressed by recommendations stemming from the Transportation Impact Assessment (TIA) for long-term roadway improvements to the local network. These future improvements include the following:

- signalized intersections along 77 Street SW at 17 Avenue SW and 19 Avenue SW;
- a controlled intersection aligning with the anticipated intersection at Spring Willow Drive SW; and
- continuing development of a multi-use pathway along 77 Street SW connecting into the regional pathway network.

Vehicular access to future developments on the subject site is anticipated from accesses along 77 Street SW. The first access is from a future four-way intersection at 19 Avenue SW. The second anticipated access is from a controlled intersection aligning with Spring Willow Drive SW (two-way stop sign). A third access will be located between 19 Avenue and Spring Willow Drive SW and will be stop controlled. Detailed analysis determining future signalization at 17 Avenue SW and 19 Avenue SW (along 77 Street SW) will be based on anticipated long-term traffic volumes; upon full development of the community assumed by the TIA to occur by the year 2048.

Active Modes

Complementing the upgrade of 77 Street SW as a modified collector street, is the development of a regional pathway along the northerly edge of 19 Avenue SW. It is anticipated the regional pathway along 77 Street SW will transition into a multi-use pathway south of 19 Avenue SW; ultimately connecting to the regional pathway network south of the subject site at 26 Avenue SW. Completion of the multi-use pathway and other elements within the public boulevard is subject to future considerations at the development permit stage.

Transit

The nearest transit route currently serving the immediate area is Bus Route 454 that loops between 69 Street LRT Station from Springborough Boulevard SW, west along 26 Avenue SW then south onto 77 Street SW towards the southernmost destination of the Signal Hill Commercial Centre on Richmond Road SW. Future adjustments to current transit service in the community may result in additional transit stops to be constructed along 77 Street SW; north of 26 Avenue SW and subject to future obligations of the developer at the development permit stage. The existing 69 Street Blue Line LRT station is approximately one kilometre from the subject site. Extension of the Blue Line LRT along 17 Avenue SW towards a terminus station west of 85 Street SW (approximately two kilometres to the west); remains a long-term transit option that would also serve Springbank Hill.

Environmental Site Considerations

A Biophysical Impact Assessment (BIA) was submitted and reviewed as part of this application. The purpose of a BIA is to provide a detailed study and review of a project including project alternatives, and recommended mitigation measures. Along with Section 664 of the *Municipal Government Act*, the BIA also assists in determining areas that satisfy criteria for an Environmental Reserve (ER) dedication. The findings during the review of the application and the BIA conclude there are no areas qualifying to be dedicated as ER. For this reason, Administration supports lifting of the EOS Study Area overlay on the subject lands; associated with the redesignation of these lands from Standard Suburban to Medium Density.

Utilities and Servicing

Offsite water, sanitary and storm main extensions required to serve the subject site will be constructed at development permit stage; connecting to existing infrastructure. Downstream infrastructure can accommodate future development of this site. Servicing connections will be reviewed at the development permit stage.

Legislation and Policy

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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed amendment to the *Springbank Hill ASP* and redesignation ensures future development provides appropriate transitions in building forms with existing low density areas to the south.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban area identified on Map 2: Land Use Concept in the [Springbank Hill ASP](#). Standard Suburban areas are intended to accommodate development patterns that existed prior to the adoption of the MDP. This includes a limited range of residential institutional and recreational uses. Additionally, an Environmental Open Space (EOS) Study Area overlay applies to the site; established to recognize areas requiring further environmental analysis after Council's adoption of the *Springbank Hill ASP* in 2017.

To accommodate the proposed land use, an amendment to Map 2 is required to remove the EOS overlay and change the land use typology from Standard Suburban to Medium Density. Removal of the EOS Study Area is supported by Administration as these lands would not qualify as Environmental Reserve. The Medium Density policy accommodates a greater concentration of units; increase housing choices within the Plan area, predominantly through multi-residential building forms. Medium Density areas are also typically located in proximity to other medium density and mixed-use areas; supported by walking distances from the primary transit network. In this instance, the subject site is anticipated to be within walking distance to the 69 Street LRT Station, an existing Neighbourhood Node to the east; and a future Neighbourhood Activity Centre (NAC) with mixed-use areas, to the west along 19 Avenue SW.

Additionally, an amendment to Section 3.1.6 (Medium Density) of the ASP is proposed. The proposed site-specific text amendment is intended to limit grade-oriented multi-residential buildings to three storeys with exceptions to accommodate slope adaptive design. To exceed

three stories buildings would have to meet slope adaptive design policies found in Section 7.6 of the ASP. Based on the concept plans considered by Administration as part of its review, the proposed amendment ensures any increased height is accommodated for only portions of buildings that are located sloping grades.

Current Land Use Concept - Springbank Hill ASP

