

**POLICY AMENDMENT AND LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
85 STREET SW AND LOWER SPRINGBANK ROAD SW  
BYLAWS 17P2016 AND 84D2016**

**MAP 4W**

**EXECUTIVE SUMMARY**

The proposal is for a Land Use Amendment as well as accompanying East Springbank Area Structure Plan (ASP) and its Appendix 1: Revised East Springbank I Community Plan amendment for approximately 0.78 hectares ± (1.93 acres ±) lands, in the south portion of the community of Springbank Hill. The redesignation is from DC Direct Control District (Bylaw 11Z96) to a combination of Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District and would allow for up to 7 dwelling units in the form of single detached dwellings.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 February 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 17P2016 and 84D2016; and

1. **ADOPT** the proposed amendment to the East Springbank Area Structure Plan and East Springbank Area Structure Plan Appendix I: Revised East Springbank I Community Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 17P2016.
3. **ADOPT** the proposed redesignation of 0.78 hectares ± (1.93 acres ±) located at 3609 – 85 Street SW (Plan 8610876, Block 1) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 84D2016.

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**REASON(S) FOR RECOMMENDATION:**

The proposed land use amendment and associated area structure plan amendment are in conformance with the intent, goal and policies of the Municipal Development Plan (MDP). The City is managing an amendment process to the East Springbank Area Structure Plan (ASP), Appendix 1: Revised East Springbank I Community Plan and this portion of East Springbank ASP will be converted into a new stand-alone ASP (Springbank Hill ASP). The ASP review is currently contemplating a density increase to achieve MDP minimum targets for intensity of development. In the meantime, the plan respects the existing context of Residential – One Dwelling (R-1) community to the east. An associated outline plan also provides potential infrastructure and street connection at the north end of the subject lands, which provide opportunities to increase connectivity to the lands at the north when they are developed in the future.

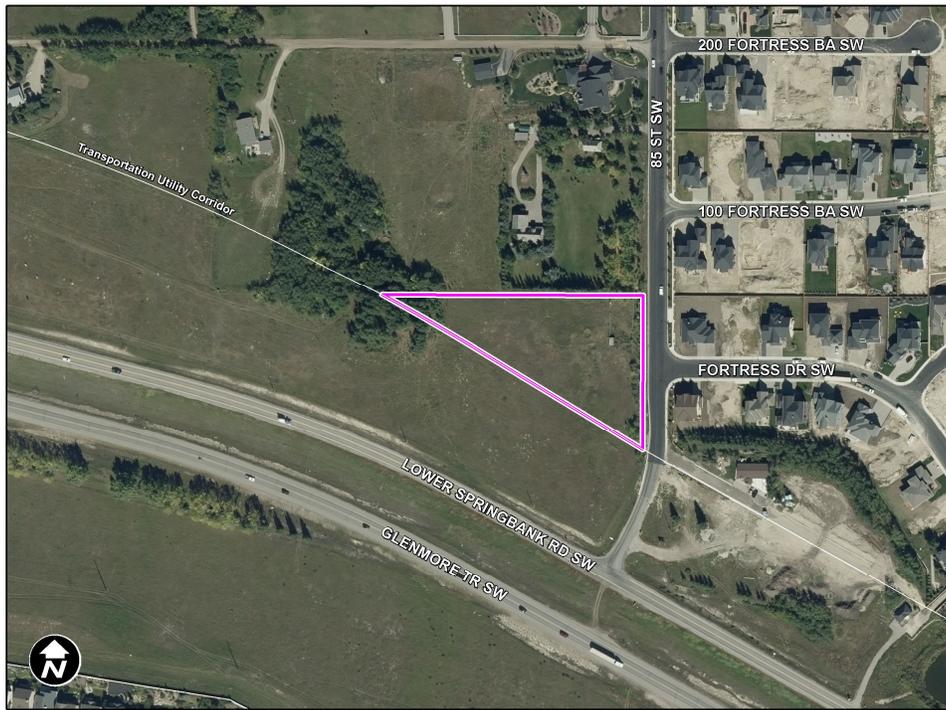
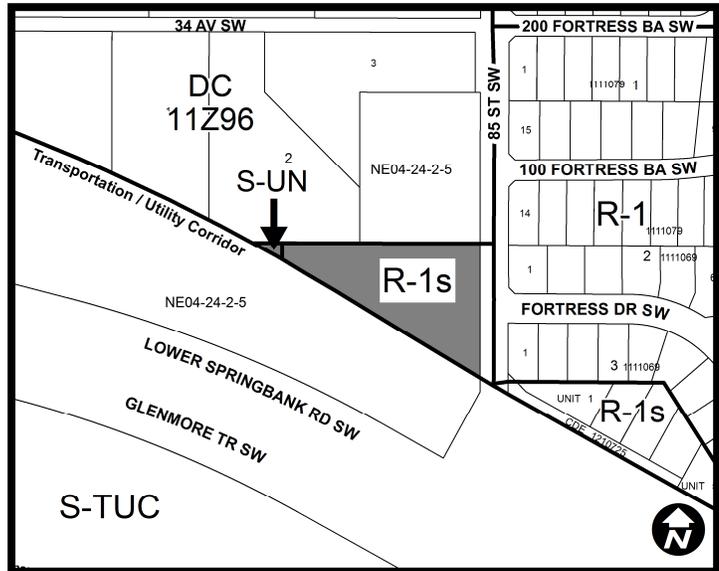
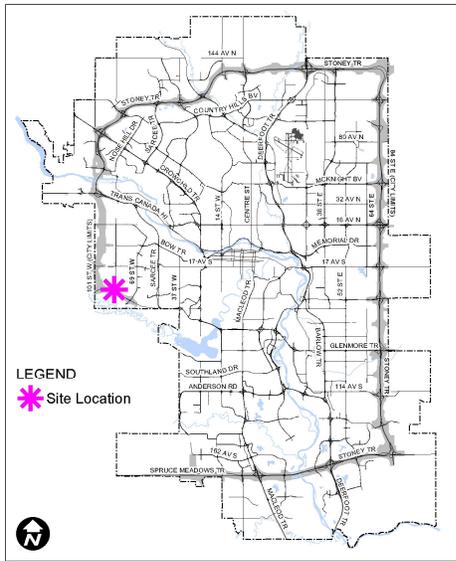
**ATTACHMENTS**

1. Proposed Bylaw 17P2016
2. Proposed Bylaw 84D2016
3. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the East Springbank Area Structure Plan and East Springbank Area Structure Plan Appendix I: Revised East Springbank I Community Plan (APPENDIX II and APPENDIX III).  
  
**Moved by: J. Gondek** **Carried: 4 – 2**  
Opposed: G. Morrow and  
G.-C. Carra
  
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.78 hectares ± (1.93 acres ±) located at 3609 – 85 Street SW (Plan 8610876, Block 1) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District.  
  
**Moved by: J. Gondek** **Carried: 4 – 2**  
Opposed: G. Morrow and  
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**Applicant:**

T Fenton Consulting Ltd

**Landowner:**

Kempra Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located within the southwest quadrant of Calgary in the community of Springbank Hill. More specifically, it is bounded by Lower Springbank Road SW to the south and west; 85 Street SW and a developing R-1 community to the east; and country residential development lands to the north. Stoney Trail Transportation and Utility Corridor (TUC) is located at the south to the subject land, and Lower Springbank Road SW will close with development and construction of Stoney Trail, in accordance with provincial plans for the ring road.

**LAND USE DISTRICTS**

The application proposes land use redesignations from DC Direct Control District (Bylaw 11Z96) to a combination of Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District. The purpose of the existing Direct Control District is to provide for country residential development which maintains the character of the existing rural residential neighbourhoods. The bulk of the subject lands are proposed to be R-1s District to accommodate single detached dwellings with the provision for either secondary suites or backyard suites. The proposed parcel sizes adequately meet the Land Use Bylaw 1P2007 parcel requirements in the R-1s District to allow for secondary or backyard suites.

A small piece of land at the northwest corner of the subject site is identified as Environmental Reserve (ER) and proposed to be Special Purpose – Urban Nature (S-UN) District. The proposed plan identifies a natural drainage course near the western edge of the plan area. As per the Municipal Government Act 664(1)(a), a natural drainage course qualifies as ER. The City of Calgary applies a minimum 6 metre setback to natural water bodies as per the Municipal Government Act 664(1)(c) and the City's Environmental Reserve Setback Policy. The proposal provides the required ER and 6 metre setback area.

**LEGISLATION & POLICY**

The proposal requires a minor amendment to the existing East Springbank Area Structure Plan, and to Appendix 1: Revised East Springbank I Community Plan due to the variation from the current ASP's density mandates (Country Residential Development). Under the current plan, the minimum parcel size in Country Residential Development Areas should be 8093.71 square metres (2 acres). The proposed parcel areas range from 560.18 square metres to a maximum of 1419.08 square metres. With a proposed density of 9.1 units per hectare (3.7 units per acre), the policy amendment is required, in order to accommodate the proposed densities within the

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Area Structure Plan (ASP) and to Appendix 1. The land use category on the Land Use (Map 2) within the East Springbank ASP and Land Use Concept (Map 2) within the East Springbank ASP, Appendix 1: Revised East Springbank I Community Plan Will be amended to Standard Density Infill Development category (with a range of 7.4 to 12.4 units per hectare), an existing category within the ASP (APPENDIX II and APPENDIX III).

**TRANSPORTATION NETWORKS**

No Transportation Impact Assessment was required for the application.

A new public road with the centre line aligned with Fortress Drive SW will be created to provide access to the subject site from 85 Street SW. A potential road connection to the adjacent lands at the north is planned.

A transit route is planned to run along 85 Street SW and Fortress Drive SW into the existing developing parts of Springbank Hill. The walking distances are within the Transit Friendly Design Guide.

**UTILITIES & SERVICING**

Water and Sanitary servicing infrastructure are available from existing mains located at 85 Street SW. Storm sewer mains are available to service the site at 85 Street SW and Fortress Drive SW. Capacity exists in the servicing infrastructure and the conditions of Outline Plan approval provide the appropriate implementation mechanisms.

**ENVIRONMENTAL ISSUES**

A Phase I Environmental Site Assessment was submitted with the application. No significant areas of contamination were identified.

**ENVIRONMENTAL SUSTAINABILITY**

As mentioned, the proposal identifies a natural drainage course near the western edge of the plan area and the northwest corner of the subject site is identified as ER. As per the Revised East Springbank I Community Plan, tree protection is encouraged. Areas of private tree preservation are indicated on the Outline Plan.

**GROWTH MANAGEMENT**

The proposed development does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Springbank Hill Community Association does not support applications for parcels less than 10 acres (the subject parcel is 1.93 acres). The reasoning is that “Allowing piecemeal amendments and pockets of increased density leads to poor neighbourhood designs that do not promote connectivity, pedestrian traffic or adequate community amenities.” (see APPENDIX IV). The original Outline Plan was amended to provide potential infrastructure and street connection to the adjacent lands at the north.

The Community Association would be supportive if the applicant showed consistency with “the surrounding area, taking into account traffic, access, and existing infrastructure.” They are willing to support a slight increase in density and would not object to a development with less than 9.9 units per hectare (4 units per acre). The proposed development is at 9.1 units per hectare (3.7 units per acre) and consistent with the development in this area.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

In the east Springbank Area Structure Plan, Appendix 1 the parcel is included in the Country Residential Development area. The developments immediately to the east and north east were previously in the same country residential development area and the previous ASP was amended to low density infill (3upa) for the lots east of our parcel. Re-designation of our parcel would also require an amendment of the ASP from Country Residential to low density infill (3-5 upa).

The existing zoning is DC 11Z96 and is presently an undeveloped parcel. Re-designation will be to R-1s which will permit 7 single family lots to be developed, varying in size from 1,717.21m<sup>2</sup> (average of 923.7 m<sup>2</sup> or 9,943.9sq.f). Re-designation will require an amendment to the Springbank Area Structure Plan, Appendix 1.

The lot sizing is compatible with the adjacent development to the east and the same architecture guidelines will be adopted to ensure a harmonious development. Grading of the site will follow the existing contours. The use of natural materials and finishes will be required in order to bring a traditional and sensitive flavor to each home and its setting. Intensive front yard landscaping will also be required in an effort "to create a community in harmony with the landscape" in accordance with the design concept for East Springbank 1 Community Plan. Architectural review will be established to guarantee site-planning principles such as the preservation of existing landforms rather than challenging the existing landscape are adhered to.

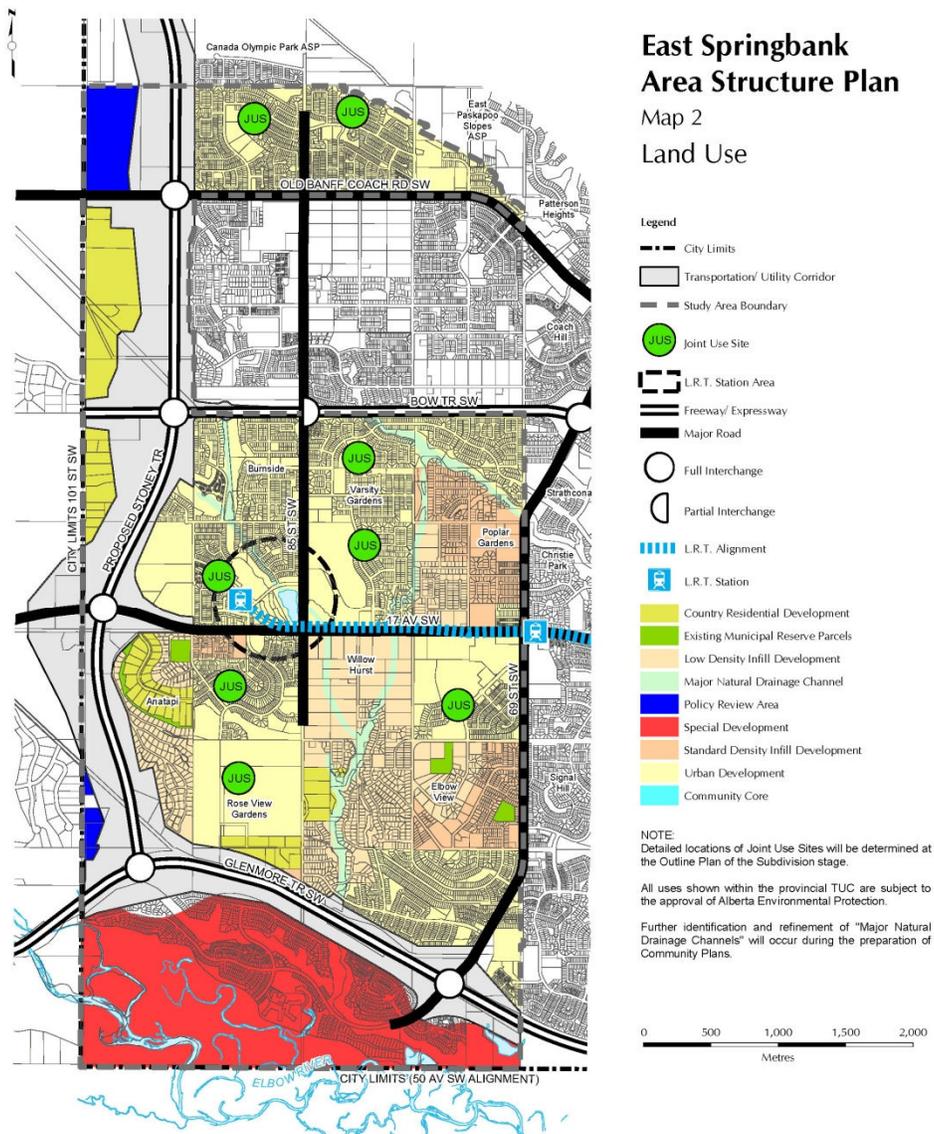
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**APPENDIX II**

**PROPOSED AMENDMENT TO THE EAST SPRINGBANK AREA STRUCTURE PLAN**

- (a) Delete the existing Map 2 entitled “Land Use” and insert the revised Map 2 entitled “Land Use” as follows:



This map is conceptual only. No measurements of distances or areas should be taken from this map.

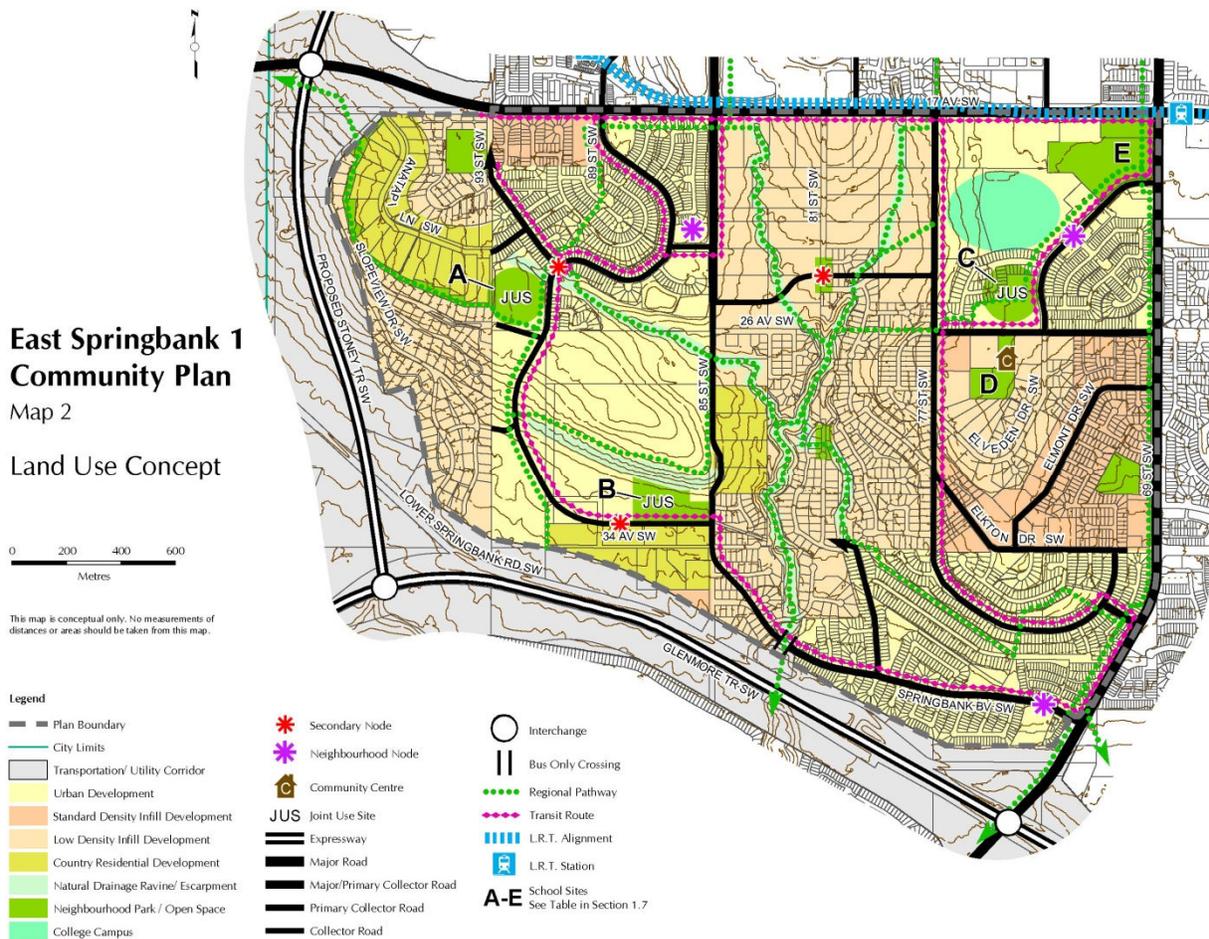
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**APPENDIX III**

**PROPOSED AMENDMENT TO APPENDIX 1: REVISED EAST SPRINGBANK I  
 COMMUNITY PLAN**

- (a) Delete the existing Map 2 entitled “Land Use Concept” and insert the revised Map 2 entitled “Land Use Concept” as follows:



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APPENDIX IV

LETTERS SUBMITTED

**Springbank Hill  
Community Association**



7541-26 Ave SW  
Calgary, AB, T3H 3X2

Phone: (403) 519-0746  
Email: [info@springbankhill.org](mailto:info@springbankhill.org)

**April 24, 2014**

**To : Land Use Planning & Policy:  
Attn: Rick Michalenko, File Manager**

**And: Richard Pootmans, City Councillor**

**Re : LOC2014-0024  
3609 - 85<sup>th</sup> St. SW  
Owners : Kemptra Ltd.  
Applicant : Terry Fenton**

Dear Sirs;

Thank you for the opportunity to comment on the above noted application. As a Community we appreciate that the City is looking to move away from Country Residential Development. While this logically dictates amendments to the ASP, we have consistently requested that such amendments be applied in a large scale, consistent and transparent manner. We have repeatedly expressed our concern with "piecemeal" applications for small parcels requesting amendments to our ASP.

That said, we have the following comments on this application:

First, the CA and our Planning and Development Committee do not support the amendment applications for small parcels of less than 10 acres. The ASP provides clear guidelines on development that are transparent to all owners and developers and can be consistently interpreted and applied to all. Allowing piecemeal amendments and pockets of increased density leads to poor neighbourhood designs that do not promote connectivity, pedestrian traffic or adequate community amenities. Our preferred approach would be for the surrounding area (with a minimum area of a quarter section) be reviewed together with input from all the stakeholders and surrounding homeowners.

Secondly, and most importantly we object in principal to an amendment to our ASP outside of the current review by the City along the 17th Avenue corridor between 77 Street and 85 Street. Many owners within our Community have participated with City Planners in a consultative effort to amend our ASP with the interests of the land owners and the Community in mind. As part of that process a specific area was chosen within our Community with intensification as one of its many multi-faceted goals. To assume that this process, which will take several years to fully complete, extends beyond the specified area would not only be a disservice to that

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process but also serves to undermine the contributions of all those that have dutifully participated.

That said, when the Applicant shows consistency with the fabric of the surrounding area and takes into account factors such as traffic, access and existing infrastructure, we are willing to support a slight increase in density. As such we would not object to a development on this parcel of less than 4 Units per acre.

With respect to the Outline Plan provided we have the following specific comments:

- Lots 2, 3 and 4 are quite a bit smaller than the prescribed 10,000 sf that developments of this density would normally contain, we would prefer to see these three lots amalgamated into two lots
- There are several mature trees on the west side of the lot, we would like to see that these be saved as part of any development

In our view, this application, and the proposed amendments to the ASP and Community Plan serve only this land owner and do not contribute to the Community as a whole.

Regards,

H. Alex Casuga  
Chair, Planning and Development