

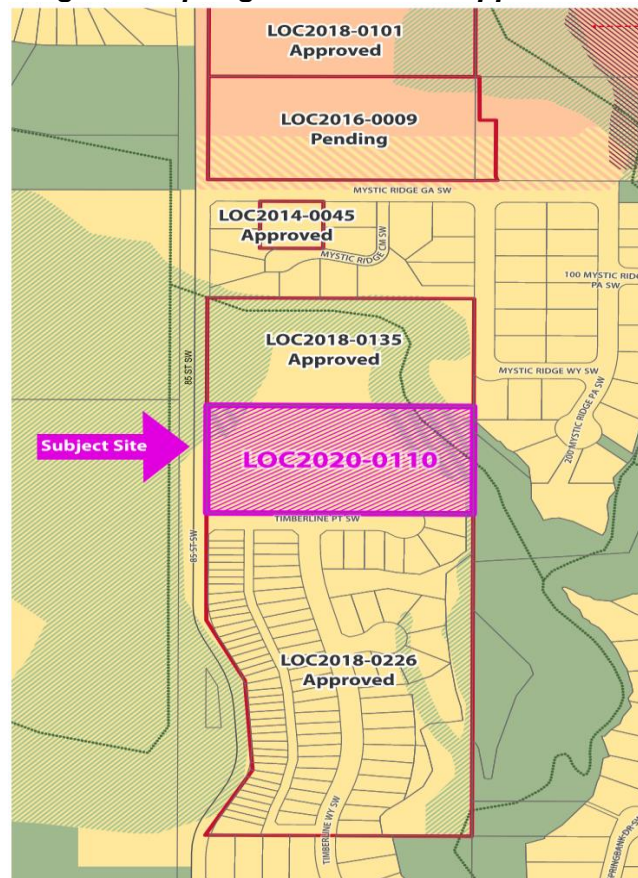
Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Springbank Hill in the southwest quadrant of the City. The site is approximately 1.9 hectares in size and contains an existing single detached dwelling and detached garage. The western portion of the site is mainly flat before it slopes into a ravine and towards a creek that traverses the eastern portion of the property. The remaining vegetation consists of a mix of grasses and dense tree cover which is mainly situated in proximity to the creek. No stripping or grading has commenced on the site. Vehicular access to the site is currently available from 85 Street SW.

The local context is comprised of an environmentally significant area and low density residential areas. More specifically low density residential areas designated as Residential – One Dwelling (R-1) and Residential – Low Density Mixed Housing (R-G) Districts. Tree cover and a pathway system are directly to the west and north and are designated as Special Purpose – Urban Nature (S-UN) District. The subject lands are surround by recently approved outline plan and land use amendment applications. Figure 1 (below) outlines the location of the subject lands in relation to the other recent approvals. Notably, to the south is a recently approved outline plan area (LOC2018-0226) which will have a maximum of 82 residential units and will provide for a range of housing types, such as single detached, semi-detached and rowhouse buildings, similar to those proposed on the subject lands. Additionally, to the north of the site is an approved outline plan and land use amendment (LOC2018-0135) which will have 12 units.

Figure 1: Springbank Hill LOC Applications



The subject site is considered to be in alignment with and implementing the *Springbank Area Structure Plan* (adopted in 2017) policies which support growth and change in neighbourhoods that reflect the existing context, improves housing choice and enhance community character.

Community Peak Population Table

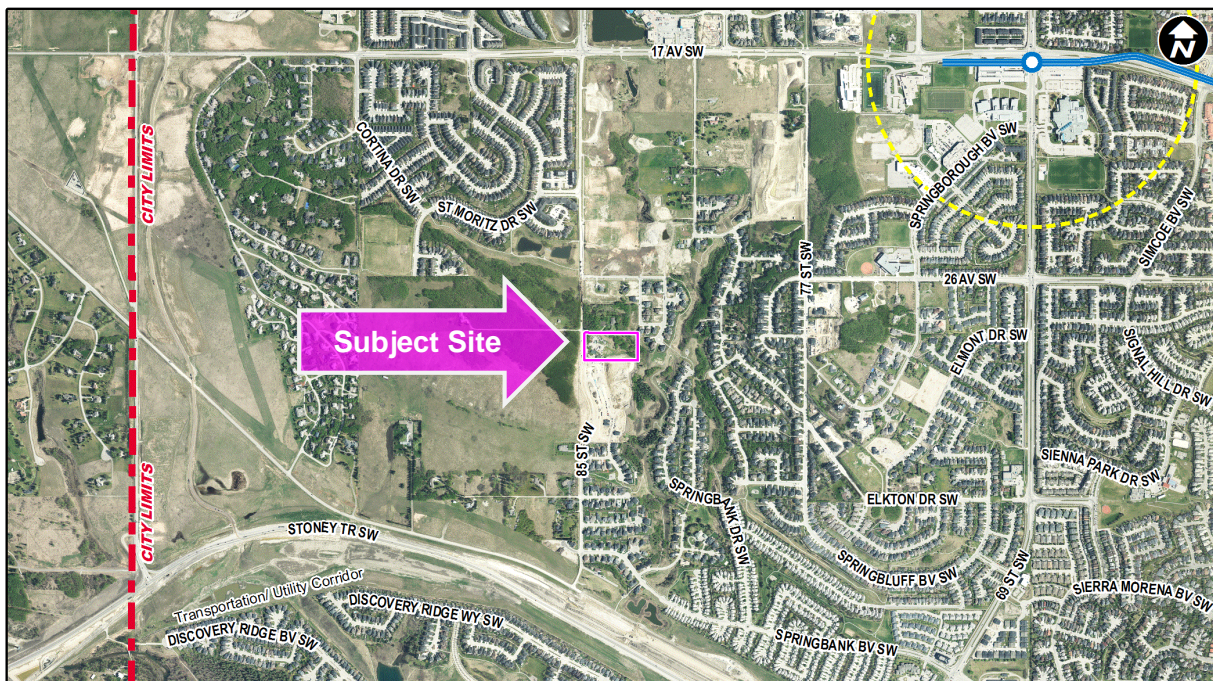
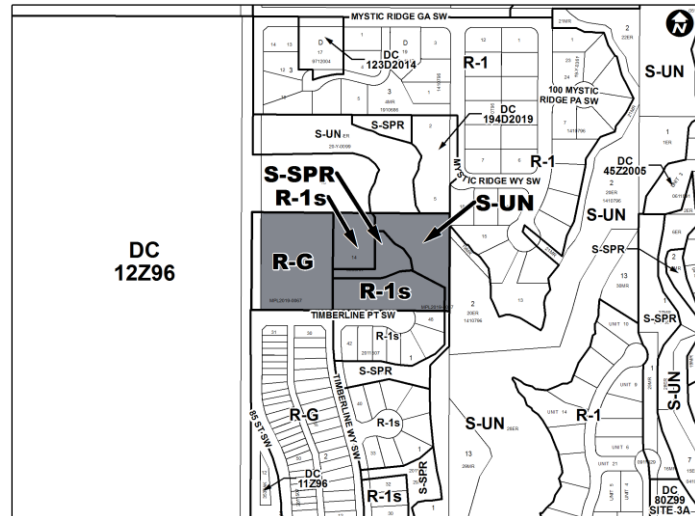
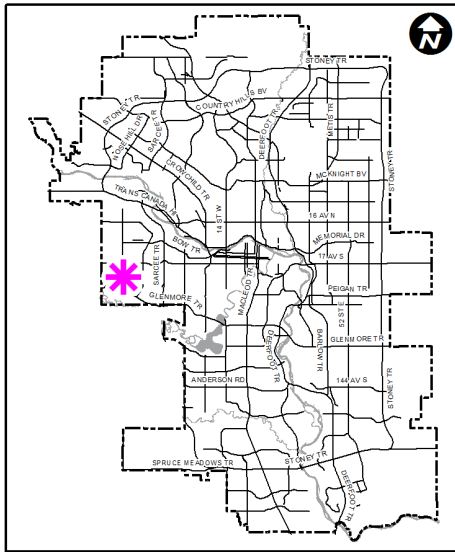
As identified below, the community of Springbank Hill reached its peak population in 2018, and the population has decreased slightly within the past year.

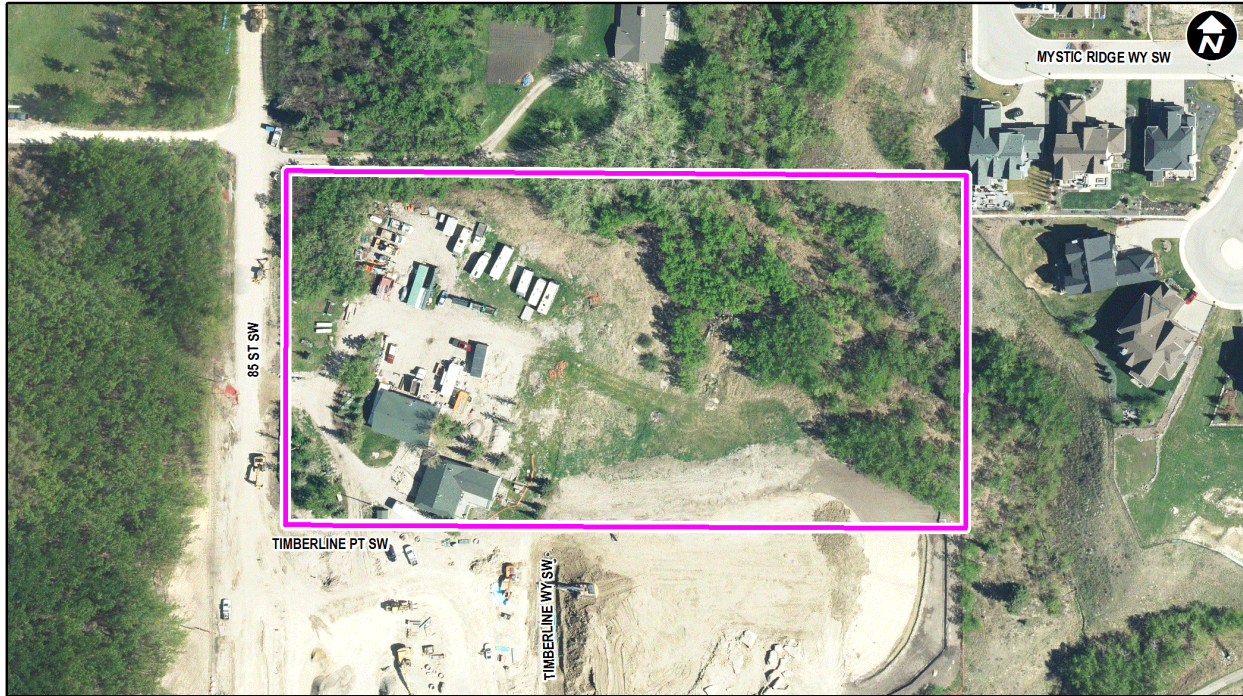
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.08%

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 land use on this site is a DC District ([Bylaw 11Z96](#)) which is based on the rules found in Land Use Bylaw 2P80 and is intended for country residential development which maintains the character of the existing rural residential neighbourhoods. The minimum lot area is approximately 0.8 hectares (2 acres) for single detached dwellings and there is a maximum building height of 10.0 metres.

This application proposes two residential districts and two special purpose districts on these lands:

- 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.

The distribution of these districts can be seen in the proposed outline plan in Attachment 5.

The proposed R-1s District, which compromises 0.58 hectares (1.43 acres), is intended to accommodate residential development in the form of single detached dwellings along with secondary suites and backyard suites. The maximum building height is 11.0 metres.

The proposed R-G District, which compromises 0.55 hectares (1.36 acres), is intended for low density neighbourhoods and is designed to support a variety of low density residential building

forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres.

It is proposed that the block located between 85 Street SW and Timberline Way SW be rezoned to the R-G District to match the land use district approved to the south. The lots facing Timberline Point are identified to be zoned R-1s to match the zoning that is on the opposite side of the street. The remaining block north of Timberland Point SW is proposed to be redesignated to R-1s.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA.

Subdivision Design

The vision for the development is to create a pocket of residential nestled along the edge of the adjacent ravine. The development will consist mainly of single detached dwellings situated on varying sized lots to accommodate a wider variety of families.

Site Layout

To accommodate the expansion of 85 Street SW, the proposed outline plan allows for a 2.2 metre to 1.6 metre road widening along the western boundary of the subject site. This road widening will provide for a 3.0 metre multi-use pathway along both sides of 85 Street NW.

The remainder of the cul-de-sac bulb for Timberland Point SW will be constructed through the completion of this development.

Timberline Way SW will be extended from the parcel to the south to connect with future approved development to the north.

A north-south lane is offered through the western block. Its alignment matches that provided to the south in order to offer rear garage product that frames 85 Street SW. Note that front drive garage product will be required to face Timberline Way SW due to site grades.

Environmental Reserve

The S-SUN District lands will be designated as Environmental Reserve (ER). The parcel, comprising 0.39 hectares (0.96 acres), is proposed to protect the ravine and associated permanent stream including a 6.0 metre ER setback. The permanent stream is part of an offshoot of the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The boundaries of the ER are based on protecting the stream and ravine, slopes 15 percent and above as well as the natural features. The *Springbank Hill* ASP identifies a Regional Pathway alignment within the ravine however due to the existing grades (ranging from 15 to 33 percent and above on either side of the stream),

wet areas and to preserve the integrity of these features a signed on street bikeway has been implemented on 26 Avenue SW for connectivity to the existing Regional Pathway system. The boundaries of the ER also match with the ER boundaries of those approved to the north and east of the subject site.

Open Space

The S-SPR District lands will be dedicated as Municipal Reserve (MR). These lands, comprising 0.16 hectares (0.39 acres), are proposed to meet the recreational needs of adjacent residents. The MR parcel provides a passive amenity space; with grassed areas and trails leading to pedestrian seating areas at the interface with the ravine. The proposed MR will meet the 10 percent requirement for the parcel and has been configured in a flatter area of the plan to maximize its usability.

A breakdown of the statistics for the outline plan can be found in Attachment 6.

Density

At build-out, the subject area is expected to have an anticipated and maximum density of 33 units. The R-1s parcels are expected to account for 11 units and the R-G parcels account for 22 units. With a total site area of approximately 1.56 gross developable hectares (3.86 acres) the proposed development would achieve an anticipated and maximum residential density of 21.4 units per hectare (8.66 units per acre).

The *Springbank Hill ASP* identifies the site within the Standard Suburban area which has a maximum density of 17 units per hectare which would calculate to 26 units on the subject site. While the proposed density is above this maximum, Section 7: Implementation of the plan states that the ASP should have the flexibility to respond to prevailing market conditions and reflect community aspirations. Further, that minor variances may be considered by Council or the Approving Authority, without requiring an amendment to the ASP. As such, Administration does consider the proposal as a minor variance as the proposal includes low density districts which would result in only seven additional units.

The MDP also sets out minimum density targets for new communities at a density of 20 units per hectare (8 units per acre). As mentioned, at a minimum, the site is anticipated to have a residential density of 21.4 units per hectare (8.66 units per acre) which essentially meets the density targets of the MDP.

Transportation

Primary vehicular access to the subject lands is provided from Timberline Point SW and 85 Street SW, which connects to 17 Avenue SW further to the north.

Pedestrian connectivity has been provided throughout the site through the use of sidewalks and via a pathway through the Municipal Reserve on the eastern side of the subject site.

The plan also provides the opportunity to connect to future transit service in the area. Public transit will be introduced in phases over time within the area. Currently there is a bus Route 156 approximately 500 metres to the north on Val Gardena Boulevard SW, which provides service to the 69 Street LRT Station to the east on 17 Avenue SW.

A Transportation Impact Assessment was not required for this plan.

Environmental Site Considerations

The Phase II Environmental Site Assessment (ESA), that was submitted by the applicant and reviewed by Environmental and Safety Management, identified previously disposed of building supplies that have led to impacted soil. Impacted soil is to be removed to the satisfaction of The City of Calgary (Environmental & Safety Management) prior to tentative plan approval. With the applicant's removal of affected soils, no further remediation is anticipated.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed application. Development servicing will be determined at the subdivision stage, with separate service connections to a public main to be provided for each proposed parcel.

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 promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

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 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 north/east corner of the site, which recognizes areas requiring further environmental analysis after Council's adoption of the *Springbank Hill ASP* in 2017.