

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill at the northwest corner of 77 Street SW and Spring Valley Way SW. The site is approximately 0.11 hectares (0.27 acres) in size and is approximately 29 metres wide by 39 metres deep. The site is currently developed with a single detached dwelling and attached front garage which can be accessed from the street.

Surrounding development is primarily characterized by single detached dwellings on parcels designated as Direct Control (DC) District ([Bylaw 50Z2002](#)) and Residential – One Dwelling (R-1) District. The Districts within the wider community consist of a mixture of R-1 District, Residential – One Dwelling (R-1s) District and Multi-Residential Districts. The subject site is well served by Calgary Transit. The site is approximately 50 metres (a one-minute walk) to transit stops both south and north bound Route 164 (Aspen Summit) on 77 Street SW.

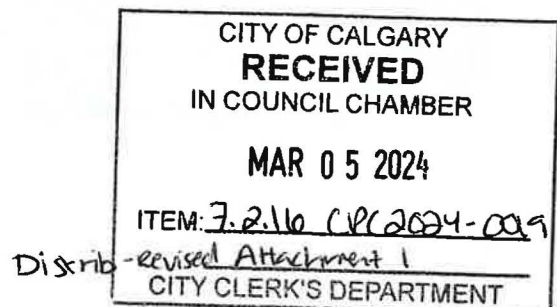
Community Peak Population Table

As identified below, the community of Springbank Hill reached its peak population in 2018.

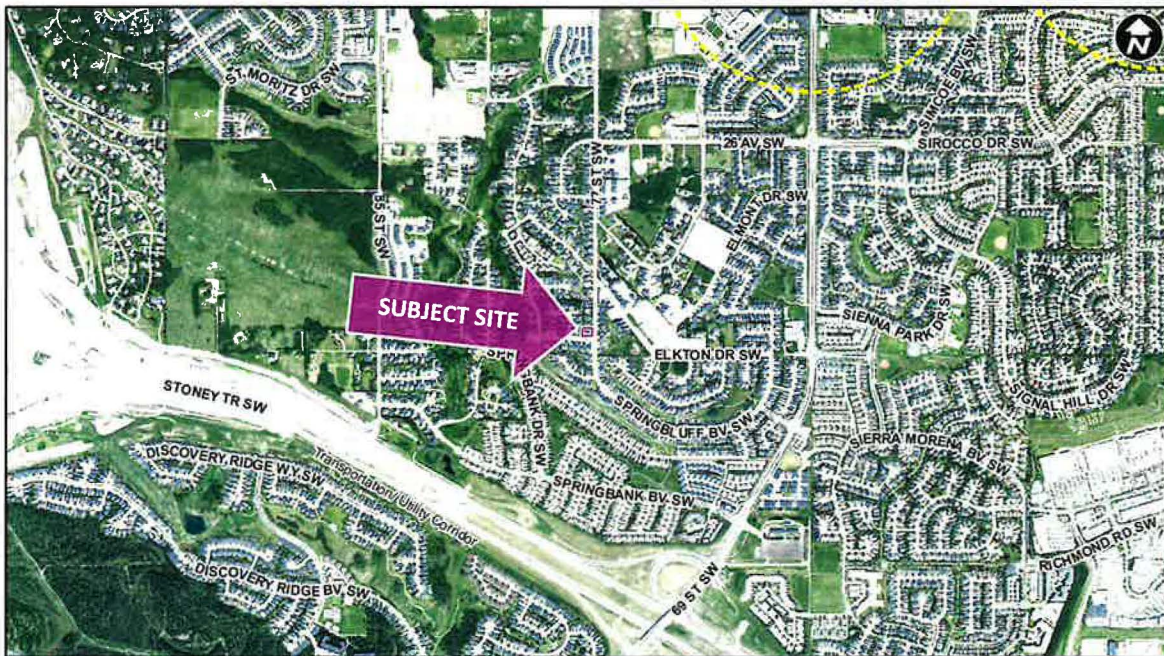
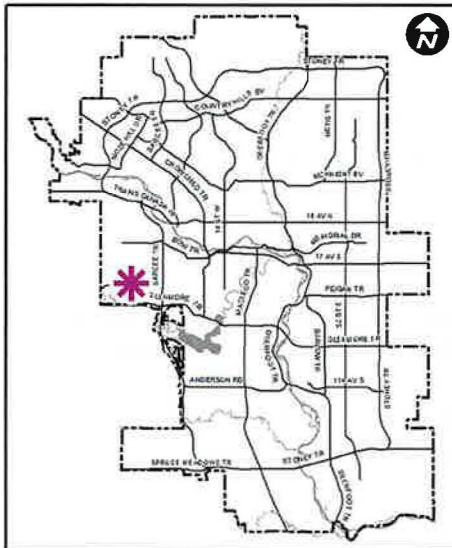
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	- 109
Difference in Population (Percent)	-1.08 %

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 Direct Control (DC) District (Bylaw 50Z2002) is based on the R-1 Residential Single-Detached District of Land Use Bylaw 2P80. The DC District includes density, lot area and setback rules in addition to controls for hillside development. The R-1 District of the 2P80 Land Use Bylaw does not allow secondary suites and a land use redesignation is required for secondary suites to be added. Existing controls for hillside development are not a concern, as the area has already been development and is not likely to undergo significant changes.

The proposed Residential – One Dwelling (R-1s) District is intended to accommodate single detached dwellings, secondary suites and backyard suites. The R-1s District allows a maximum building height of 12 metres and one dwelling unit. Secondary suites are a permitted use within the R-1s District.

Development and Site Design

If this application is approved by Council, the rules of R-1s District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The development permit (DP2023-04945) that been submitted for the proposed secondary suite is under review pending this land use amendment application.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 77 Street SW and Spring Valley SW. This site is located adjacent to a recommended on-street bikeway as identified on the Always Available for All Ages and Abilities (5A) Network. Additionally, the parcel is located 350 metres (a six-minute walk) away from the Regional Pathway system that forms part of the 5A Network.

The subject site is well served by Calgary Transit. Transit stops for Route 164 (Aspen Summit) on 77 Street SW are located approximately 55 metres (a one-minute walk) from the site.

Direct vehicular access to the site exists from 77 Street SW. On-street parking is presently unrestricted along Spring Valley Way SW and 77 Street SW. Spring Valley Way SW and 77 Street SW are identified as residential streets.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water sanitary and storm (deep) utilities exist adjacent to the site within public road rights-of way. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is intended to be primarily residential, containing single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments located at the edges of communities. This application aligns with Section 2.6 "Greening the City" as it provides more choice within complete communities. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The [Springbank Hill Area Structure Plan](#) (ASP) identifies the subject site as being part of the Standard Suburban area (Map 2: Land Use Concept). The policies of the Standard Suburban area identify single-detached, semi-detached housing, institutional and recreational uses as appropriate. Residential densities shall range between 7 and 17 units per gross developable hectare. The proposed land use amendment is in alignment with applicable policies of the ASP.