

**Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses,
 LOC2023-0388**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.20 hectares ± (15.31 acres ±) at 7955, 8181 and 8259 – 17 Avenue SW (Plan 2747HB, Block 31; Plan 3056AC, Blocks 15 and 16) from Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District and Direct Control (DC) District to Mixed Use – General (MU-1f4.0 h45) District and Mixed Use – General (MU-1 f4.0h25) District.

HIGHLIGHTS

- This application seeks to redesignate lands in the community of Springbank Hill to allow for mixed use development that is adjacent to an open space.
- The proposal 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 application would allow for additional housing and commercial options with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed land use amendment would allow for the development of a greenfield site that will contribute to Calgary's economic health by housing residents and providing commercial and retail space.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Springbank Hill, was submitted by O2 Planning and Design on behalf of the landowner, Willowhurst Market Ltd., on 2023 December 12. A previous land use amendment, outline plan and road closure (LOC2017-0386) was approved at this subject site on 2020 February 24. The outline plan and road closure identified the new parcel layout and road alignment, closing 81 Street SW in between 17 Avenue SW and 19 Avenue SW along with a new north-south road connection at 80 Street SW. The proposed land use amendment aligns with the new parcel layout and road alignment. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent of the landowner is to apply for a mixed-use development featuring a network of internal streets, connected open spaces, public spaces and plazas activated by ground floor retail and residential uses that will interface with 19 Avenue SW and activate the pedestrian realm. The applicant also noted that the upper floors of buildings will be occupied by either residential or professional service uses.

The application proposes two mixed use districts of varied height. The western portion of the development features a maximum height of 45 metres, which is similar in nature to the existing mixed-use parcel to the west. The eastern portion of the development has a maximum height of 25 metres, thereby reducing shadowing impacts of the open space immediately adjacent to the subject parcel. Both mixed use districts provide a maximum floor area ratio (FAR) of 4.0.

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The ASP provides guidance for development in the community. As per the ASP, the subject parcel falls within the Mixed-Use policy area, the Liveable Street area and the Neighbourhood Activity Centre (NAC), which is located at the intersection of 19 Avenue SW and 80 Street SW.

A detailed evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant met with the Springbank Hill Community Association multiple times, held a virtual public open house and contacted the Ward Councillor. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of objection which included the following areas of concern:

- excessive noise and traffic congestion, specifically on 17 and 19 Avenue SW and 85 Street SW;
- development will block views for nearby residents;
- the development will result in the area being too crowded;
- overall height is unwarranted which will block sunlight; and
- the development will impact nearby wildlife.

Administration did not receive a response letter from the Springbank Hill Community Association (CA). Administration contacted the CA asking for a response on this application, but no comments were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to total number of residential units, building design, types of units, uses, servicing and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

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

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IMPLICATIONS

Social

The proposed land use amendment would allow for a variety of housing choices of different residential building forms, providing for a range of housing opportunities. The proposal would also provide employment and retail areas that would support the surrounding neighbourhood.

Environmental

This application does not include any actions that specifically 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.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space and may enable a more efficient use of land and infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform