

Background and Planning Evaluation

Background and Site Context

This policy amendment, land use amendment and outline plan are located in the southwest community of Springbank Hill. The site is 3.60 hectares ± (8.89 acres ±) in area and is approximately 400 metres deep and 100 metres wide, comprised of two parcels residing on both the east and west side of 81 Street SW. The plan area is currently undeveloped, previously it had two acreage single detached dwellings which have been demolished. The land is bounded on each side by ravines and natural streams. The ravine on the west side of the property is a heavily treed area with significant slopes.

The subject site is surrounded by a combination of existing development and actively developing lands characterized by a mix of low density and multi-residential districts. Existing development to the south of the east parcel can be characterized by predominantly single detached dwellings on large lots and are designated as Residential – One-Dwelling (R-1) District. The Homes by Avi Wildflower development exists to the south of the west parcel, designated as Residential – Low Density Multiple Dwelling (R-2M) District, which includes semi-detached dwellings facing 81 Street SW and townhomes throughout the rest of the project. A section of the Wildflower project includes a conservation easement area along the ravine to the west section of the parcel that protects environmentally significant lands, which was approved in 2019 September 30 (LOC2018-0144). The development to the north of the west parcel is identified as the Elkwood and Balsam project by Slokker, which provides a range of townhouses and a multi-residential development. The parcel to the north of the east parcel is currently vacant land with the same Direct Control (DC) District ([Bylaw 12Z96](#)) as the subject parcels, and is identified as a Medium Density policy area in the Springbank Hill Area Structure Plan.

The site is approximately 600 metres (a 10-minute walk) from the Aspen Landing Shopping area to the north, and 1,500 metres (a 25-minute walk) from the 69 Street LRT station to the northeast. Transit can be accessed from 17 Avenue SW, with multiple east and west stops for Route 98 (Cougar Ridge) and Route 156 (Aspen Woods).

Community Peak Population Table

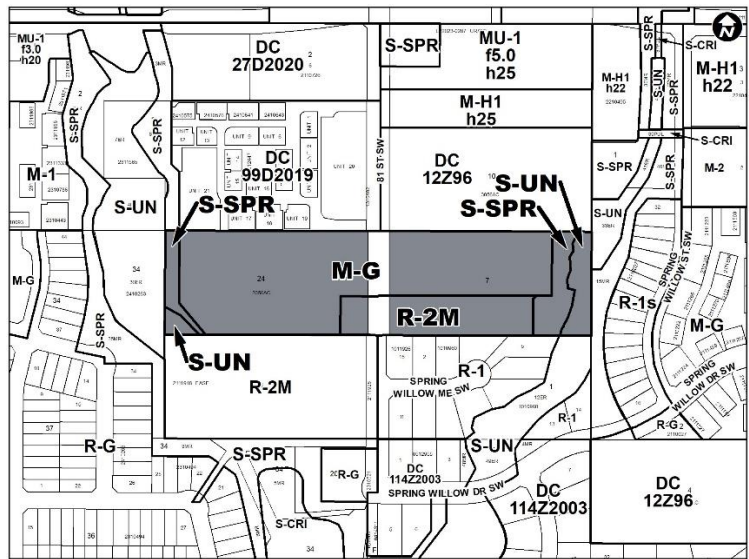
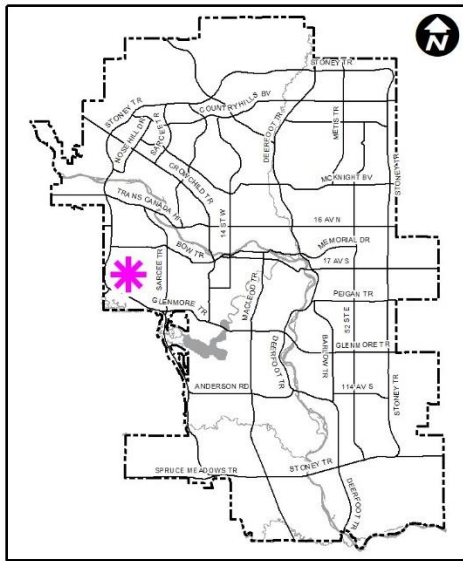
As identified below, the community of Springbank Hill reached its peak population in 2018.

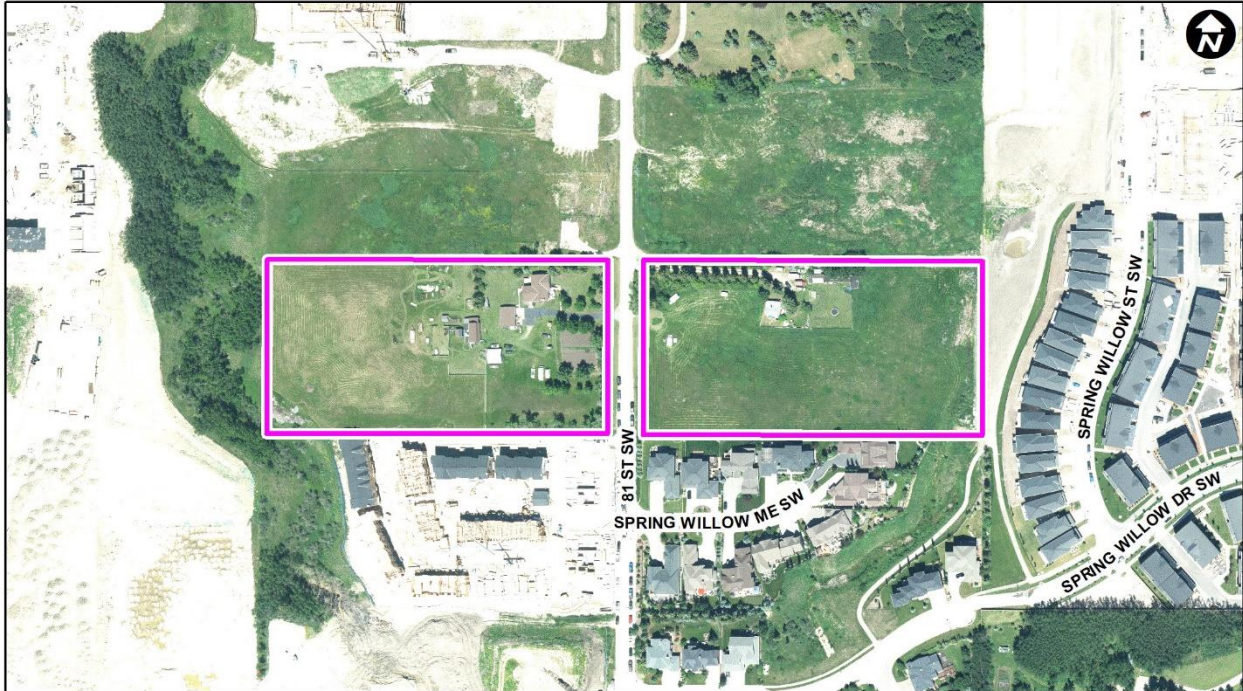
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

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 the site is Direct Control (DC) District ([Bylaw 12Z96](#)), which is based on the Special Districts of the previous Land Use Bylaw 2P80. This district was intended to accommodate large-lot low-density residential with minimum lot sizes of 0.2 hectares (0.5 acres) and protected the land from premature development until servicing was available and future urbanization could occur.

This application proposes Multi-Residential – At-Grade Housing (M-Gd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposed M-Gd65 District allows for multi-residential development that typically has a higher number of dwelling units and traffic generation than lower-density development. Multi-residential development in this district is intended to be of low-height with a maximum height of 13 metres and all units must have pedestrian access at grade. The maximum density modifier proposed is 65 units per hectare, resulting in a maximum of 169 multi-residential dwelling units. The development permits currently under review (DP2023-05199 and DP2024-01993) propose 169 multi-residential dwelling units.

The proposed R-2M District is intended to primarily accommodate comprehensively designed low-density residential development in the form of duplex dwellings, rowhouse buildings, semi-detached dwellings and townhouses in the developing area. Semi-detached dwellings are permitted uses when there is only one main residential building on a parcel, and they are discretionary uses when there is more than one main residential building on a parcel. The minimum parcel width of a semi-detached dwelling is 13 metres, and the minimum parcel size is 400 square metres. The maximum building height is 11 metres. While there are specific density requirements for townhouses and rowhouse buildings in this district, there is no density requirement for single or semi-detached dwellings.

The proposed S-UN District is intended for lands that provide for natural landforms, 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. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the *Municipal Government Act* (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as municipal school reserve or other forms of municipal reserve (MR) pursuant to the MGA.

Development and Site Design

The rules of the proposed M-Gd65, R-2M, S-UN and S-SPR Districts would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permits (DP2023-05199 and DP2024-01993) include the following:

- building types facing toward 81 Street SW;
- interface between the development and the MR/ER areas;
- site layout, building massing and relationship with adjacent residential parcels;
- amenity space for residents; and
- building setbacks.

Subdivision Design

This 3.60 hectare outline plan forms a continuation of similarly developed parcels in the surrounding area. The subdivision design consists of low-density residential uses along 81 Street SW and along the southern property line for the east parcel. The purpose of the low-density residential district is to create a contextually sensitive buffer between the existing single detached homes to the south and the proposed development. Additionally, these districts facilitate a gradual transition, with building forms and density becoming progressively more intense towards the northern areas of the community. The multi-residential area provides for townhouse development, limited in height, massing and setbacks.

Open Space

Open space is provided with a linear section along the east side and west side of the development, with a combination of MR and ER areas. The ravine to the west includes a significant slope and a watercourse, and is identified as ER. A linear section of MR is parallel to this ravine section to the west and extends a trail that continues towards the north.

On the east parcel, the intent of the ER is used to protect a watercourse and a class III wetland area within the east ravine. A setback of six metres has been provided from the wetland and watercourse, as is the minimum requirement identified in the MGA. A 2.5 metre local pathway is proposed within the MR to facilitate use of the area. The proposed ER protects and continues the linear east and west ravine system that is located in this area and MR is used to buffer and provide north-south connections.

The proposed MR will meet the 10 per cent MGA requirement across the two parcels, for a total area of 0.359 hectares (0.889 acres).

Density

The intent of the proposed land uses is to provide a density, built form and site design that is similar in nature to the surrounding development, which responds to the transition between lower density areas to the south and the higher density multi-residential development areas to the north.

At full build-out, the proposed plan area is expected to have an anticipated 189 units. The proposed development is anticipated to achieve a residential density of 52.5 units per hectare (21.3 units per acre). The area is characterized by fragmented ownership of roughly small five-acre parcels that have not been consolidated, which is difficult to comprehensively plan. Given the fragmented ownership in the area, there are limited options for development of the site and the anticipated density is considered appropriate when considered holistically with the broader community context, which align with the density targets of the MDP.

Transportation

Pedestrian access to the site will be available via the new sidewalk on the east side of 81 Street SW, and the new regional pathway on the west side, that will be constructed as 81 Street SW is upgraded. There will also be the proposed “experience loop” that will include a pathway on the two subject parcels, including a pedestrian crossing of 81 Street SW, which links the infrastructure on 81 Street SW with the pathway network in the S-SPR space. The planned pathway along 81 Street SW is in alignment with the City’s Always Available for All Ages and Abilities (5A) network plans.

Vehicular access to the parcels will be available from 81 Street SW. A Transportation Impact Assessment (TIA) was not required as part of this application, as the applicant included the planned intensity as part of a recent TIA for their Cobalt Development Permit (DP2022-2654), which envisioned this scale of development on this parcel within the community.

The site is not currently served by Calgary Transit, however a future transit route is planned as per the ASP, and this route will be implemented as the road network and ridership base is better established.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment was completed for this site. Recommendations of the report should be followed.

Utilities and Servicing

Water, storm and sanitary are available. Service extensions to the site will be at the expense of the developer.

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 outline plan, policy and 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 site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 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 accommodates a range of medium and low-density housing types with access to local open space and meets minimum density targets.

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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located in the Low Density Contextual and Low Density policy areas of the [Springbank Hill Area Structure Plan](#) (ASP). The Low Density and Low Density Contextual areas limit density to a maximum of 37 uph and 20 uph respectively. An amendment to the ASP is required to increase the allowable density to Medium Density and Low Density to accommodate the proposed density of 52.5 units per hectare. The intent of the proposed Low Density area is to provide a transition from the medium density areas, and to provide a buffer between the proposed multi-residential areas to the existing single detached dwellings. This ASP amendment will align with the minimum density and intensity policies contained within the MDP.

The east and west side of the development falls within the Environmental open Space Study Areas and has been identified as both the Environmental Reserve and Municipal Reserve areas in the outline plan. A regional pathway and green corridor was also identified on Map 2: Land Use Concept, which aligns with the proposed pathway system.