

Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at 2026 – 81 Street SW, LOC2022-0215

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0255) to the 2024 April 09 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2026 – 81 Street SW (Plan 3056AC, Block 11) to subdivide 1.92 hectares ± (4.75 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 2.25 hectares ± (5.56 acres ±) located at 2026 – 81 Street SW from Direct Control (DC) District to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MARCH 7:

That Council give three readings to **Proposed Bylaw 117D2024** for the redesignation of 2.25 hectares ± (5.56 acres ±) 2026 – 81 Street SW from Direct Control (DC) District to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 March 7:

“The following documents were distributed with respect to Report CPC2024-0255:

- Revised Attachment 8;
- A presentation entitled "LOC2022-0215 Land Use Amendment".

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0255, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0255) to the 2024 April 09 Public Hearing Meeting of Council; and

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2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2026 – 81 Street SW (Plan 3056AC, Block 11) to subdivide 1.92 hectares ± (4.75 acres ±) with conditions (Attachment 2).

...

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Springbank Hill to allow for mixed use and residential development, 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 proposal would allow for the development and servicing of land, thereby supporting the development of the Neighborhood Activity Centre outlined in the ASP.
- Why does this matter? The proposed outline plan establishes a servicing strategy and open space concept that would allow for the development of a greenfield site that will contribute to Calgary’s economic health by housing new residents within Calgary’s city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This outline plan and land use amendment in the southwest community of Springbank Hill was submitted by O2 Planning and Design on behalf of the landowner, Wolfberry GP LTD on 2022 December 2. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent of the landowner is to apply for a mixed use 10 storey development on the northern portion of the parcel, and a six storey, multi-residential development on the southern portion. The development would include a total of 631 dwelling units and 1,125 square metres of commercial/retail space.

The 1.92 hectare (4.75 acre) midblock site is located east of 81 Street SW and directly south of the future connection for 19 Avenue SW. The subject parcel is currently undeveloped. Surrounding lands in this area are either vacant or are recently built or under construction. Developments to the east and west of the subject site range from six to 10 storeys. Lands directly to the north and south of the site are currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate mixed use and residential development with associated open spaces and servicing networks. The proposed Outline Plan (Attachment 4) and the proposed Land Use District Map (Attachment 5) anticipate a density of 328.6 units per hectare (132.8 units per acre) and a development intensity of 506.0 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 6), which is greater than the

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Springbank Hill Area Structure Plan minimum intensity requirement of 125 people and jobs per hectare identified in the Mixed Use Land Typologies.

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 outline plan and 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 and contacted the Ward Councillor. The Applicant Outreach Summary can be found in Attachment 7.

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.

While no letters were received from the public, Administration did receive a letter of objection from the Springbank Hill Community Association (CA) on 2023 December 13. The following issues were identified:

- alignment with the requirements of the Liveable Street and Neighborhood Activity Centre (NAC) policies identified in the ASP;
- treatment of the municipal reserve and central amenity space;
- impacts of traffic within the community; and
- request for a concurrent development permit to be reviewed at the same time as the land use amendment and outline plan.

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, 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 outline plan and land use amendment would allow for a variety of housing choices in medium density 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 development on this site with applicable climate strategies would be explored and implemented at future development stages.

Economic

The proposed outline plan and land use amendment would enable the development of 631 residential units and approximately 1,125 square metres of commercial/retail space. The development would provide housing opportunities, support local businesses and provide employment opportunities within the community of Springbank Hill.

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. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. Community Association Response
9. **Proposed Bylaw 117D2024**
10. **CPC Member Comments**
11. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform