

# Background and Planning Evaluation

## Background and Site Context

The 1.92 hectare (4.75 acre) subject parcel is located in the southwest community of Springbank Hill, south of 19 Avenue SW and east of 81 Street SW. The development area is approximately 194 metres wide by 100 metres deep.

The subject site is surrounded by a combination of existing development and actively developing lands characterized by a mix of commercial and multi-residential districts. The site to the south is currently vacant land with the same Direct Control (DC) District ([12Z96](#)) as the subject parcel. The sites to the west include multi-residential and townhouse developments. The parcel to the east is currently vacant and is designated as Multi-Residential – High Density Low Rise (M-H1h22) District with a height modifier of 22.0 metres. The site to the north is currently designated a Commercial – Community 2 (C-C2) District, however a land use amendment has been submitted and is currently under review for the redesignation of these lands to a Mixed Use – General (MU-1) District, with a potential height modifier of 45 metres.

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

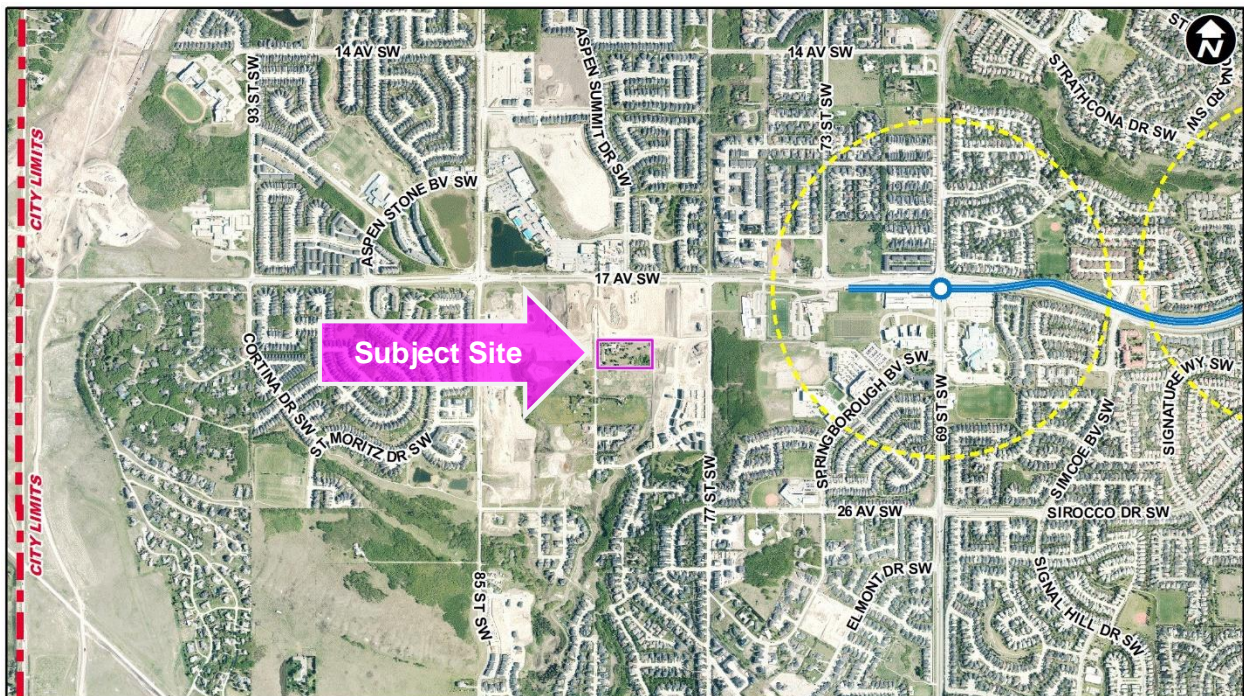
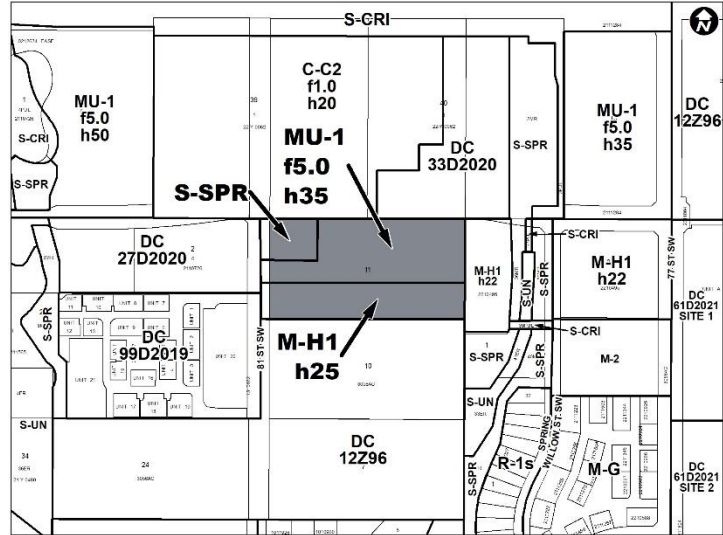
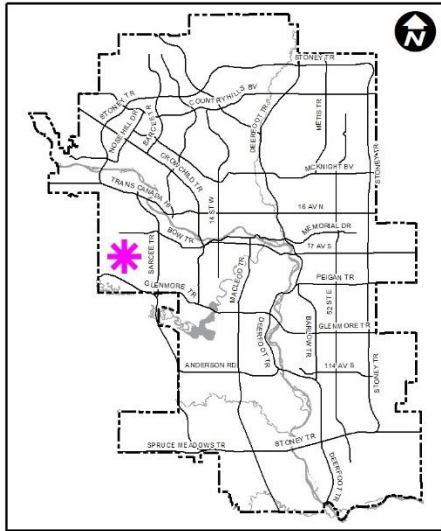
As identified below, the community of Springbank Hill reached its peak population in 2018.

<b>Springbank Hill</b>	
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](#)) based on the Special Districts of the previous Land Use Bylaw 2P80. This District was intended to accommodate large lot low-density residential dwellings with minimum lot sizes of 0.2 hectares (0.5 acres) and protect the land from premature development until servicing was available and future urbanization could occur.

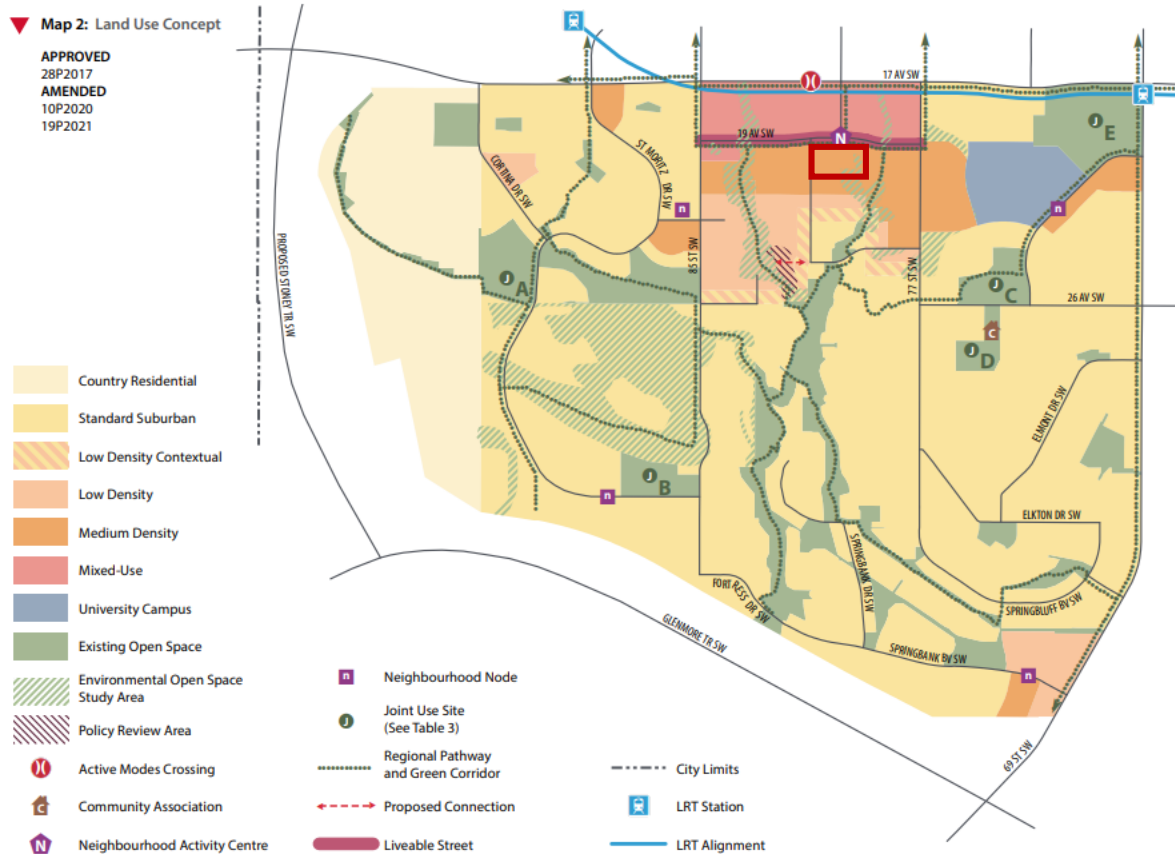
The proposed Mixed Use – General (MU-1f5.0h35) District allows street-oriented developments with opportunities for a mix of both residential and commercial uses and provides a compatible transition with surrounding developments. The proposed land use accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. The proposed MU-1f5.0h35 District would allow for a maximum floor area ratio of 5.0 which equates to a building floor area of approximately 6,050 square metres. The proposed 35 metre building height would allow for approximately 10 storeys. The proposed MU-1f5.0h35 District is anticipated to result in a density of 253.1 units per hectare (129.5 units per acre).

The proposed Multi-Residential – High Density Low Rise (M-H1h25) District would allow for high density, multi-residential development in a variety of forms. The proposed M-H1h25 District will allow for multi-residential development with a maximum height of 25.0 metres (approximately six storeys) and a maximum floor area ratio of 4.0. The M-H1h25 District requires a minimum density of 150 units per hectare. This land use district would also allow for a limited range of

support commercial uses. The proposed M-H1h25 District is anticipated to result in a density of 431.4 units per hectare (166 units per acre).

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 *Municipal Government Act* (MGA).

### Springbank Hill Area Structure Plan



Note: Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Lands that do not qualify as Environmental Reserve may be developed provided no other limitations exist.

Administration reviewed the application against the policies of the *Springbank Hill Area Structure Plan* (ASP). The subject parcel, outlined in red above, is located in the Medium Density area of the ASP. As per the ASP, developments in this area should have a range of densities between 38 to 148 units per gross developable acre, and a maximum height of six storeys with an allowance of exceeding that height depending on topographic conditions. The subject parcel is directly south of the Neighbourhood Activity Centre (NAC), which is located in the middle of the northern section of the subject parcel. The policy for the NAC states that development allows for a maximum building height of 10 storeys and does not provide specific direction for maximum densities within the area. Given the increase in height, it is expected that the number of units per hectare would be larger in comparison to the densities identified in the Medium Density Area. The ASP also identifies 19 Avenue SW as a Liveable Street, with requirements that development should be designed with a high-quality pedestrian realm.

As per the *Municipal Development Plan (MDP)*, each NAC should consist of a central amenity space, medium-density multi-residential development and a non-residential use. The MDP also provides requirements for the central amenity space within the NAC. The central amenity space should be designed as a multi-functional public space, such as a plaza or park, located on a prominent site, comprised of a land area of 0.2 to 1 hectare and should be bound by streets or active building facades. The location of the central amenity space was chosen as it provides a central location for the community, even though it is not central on the subject parcel. By placing the open space on the corner, it reduces the impact of potential shadowing from adjacent buildings and provides an open and visible space that is welcoming to the surrounding community.

### **Development and Site Design**

The rules of the proposed MU-1f5.0h35 District and the M-H1h25 District 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 will be considered during the review of the development permit application include the following:

- interface with 19 Avenue SW and alignment with the Liveable Streets Policy identified in the ASP;
- interaction of the proposed development area with the proposed open space in the northwest corner of the subject parcel;
- alignment with the Neighborhood Activity Centre requirements identified in the ASP;
- building massing and relationship with the adjacent residential parcels;
- mix of uses within the building; and
- appropriate amenity space for the residents.

### **Subdivision Design**

This 1.92 hectare outline plan includes a combination of mixed use and high density residential uses with access to local park space. South of 19 Avenue SW, the site is accessed from 81 Street SW. A future connection north of the subject parcel via 80 Street SW will provide access to 17 Avenue SW. A small road section of 19 Avenue SW is still under construction immediately north of the development, which will attach to the constructed section of 19 Avenue SW to form a contiguous road through the Springbank Hill community. This road will continue east to connect to 77 Street SW and west to connect to 85 Street SW, which are both north-south arterial streets.

### **Open Space**

Open space municipal reserve (MR) for this site was envisioned to provide a central amenity space for the surrounding higher density developments in the area that will allow for future recreation and social interaction. MR is provided with one large park space on the northwest corner of the development, totaling 0.19 hectares (0.48 acres). The proposed MR will include the only playground in the area and a concrete plaza; it will be landscaped with benches, trees and shrubs. The MR will provide a 2.5 metre local asphalt pathway that will travel from the southwest corner to the northeast corner of the open space and will link to the adjacent sidewalks.

### **Density and Intensity**

At build-out, the proposed plan area is anticipated to have a total of 631 residential units. The MU-1f5.0h35 District and the M-H1h25 District do not list a maximum density for either district in the 1P2007 Land Use Bylaw, unless a density modifier is identified in either district. This development is not requiring a specific density modifier to limit the number of units, as additional

density will aid in activating the NAC as identified in the ASP. Future development will be constrained through the use of the maximum height and floor area ratio modifiers identified in the district. Given the application includes a mixed use district, it is anticipated that approximately 1,125 square metres of retail space will be provided, resulting in approximately 25 jobs. Therefore, the total intensity of the site will be a total of 506.0 people and jobs per hectare.

### **Transportation**

Pedestrian access to the site will be provided from 19 Avenue SW and 81 Street SW. The subject site will be well-served by Calgary Transit. The site is located within 1 kilometre (a 15-minute walk) of the 69 Street Blue Line station. The development is located approximately 200 metres (a three-minute walk) from bus stops for Route 98 (Cougar Ridge) and Route 156 (Aspen Woods). As redevelopment occurs in the area, pathways will be implemented along 19 Avenue SW, 81 Street SW, 80 Street SW and 77 Street SW, providing facilities for cyclists that connect to the larger cycling network. No Residential Parking Permit (RPP) Zones adjacent to the parcel are anticipated at this time.

A Transportation Impact Assessment (TIA) was not required as part of this application, as the applicant included the planned intensity as part of their overall community. A recent TIA was approved through a development permit on a previous application on a site to the west (DP2022-2654), which envisioned this scale of development in the community. The proposed land uses aligned with the approved TIA on DP2022-2654, so an additional TIA was not requested for this application.

### **Environmental Site Considerations**

There are no environmental concerns identified for this site.

### **Utilities and Servicing**

Water utility is available to service the subject site. Storm and sanitary pipes and connections are required to service the site 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 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 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 [Springbank Hill Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The subject parcel falls within the Medium Density area, the Liveable Street area and the Neighborhood Activity Centre (NAC) of Map 2: Land Use Concept. The Medium Density policies identify a maximum height allowance of six storeys and a density that should range between 38 to 148 units per gross developable hectare. While the application exceeds these height and density targets, the ASP policies for the NAC state that the maximum height of a building should be ten storeys which would result in an increased density from the Medium Density requirements. The proposed districts provide an increased height closer to the proximity of the NAC, while reducing height as the parcel transitions from the MU-1 District to the M-H1 District resulting in a sensitive transition in height, building form, use and intensity. Given these considerations, the proposed development aligns with the policies of the ASP.