

Outline Plan, Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2023-0212

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) to subdivide 3.60 hectares \pm (8.89 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 3.85 hectares \pm (9.52 acres \pm) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District to Multi-Residential – At Grade Housing (M-Gd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JUNE 6:

That Council:

1. Give three readings to **Proposed Bylaw 55P2024** for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 218D2024** for the redesignation of 3.85 hectares \pm (9.52 acres \pm) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District to Multi-Residential – At Grade Housing (M-Gd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 June 6:

“Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0616, the following be approved:

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For: (6): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, and Commissioner Weber

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate the subject site to allow for residential development and an open space network within the community of Springbank Hill.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and a contribution to the open space network within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- An amendment to the *Springbank Hill Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- Two development permits for multi-residential development and semi-detached dwellings have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment, land use amendment and outline plan application were submitted on 2023 July 25 by O2 Planning + Design, on behalf of the landowner, Taylor GP Ltd. The subject site, located in the southwest community of Springbank Hill, is currently vacant.

As referenced in the Applicant Submission (Attachment 4), the proposal seeks to obtain policy, outline plan and land use approvals to accommodate a mix of multi-residential development and semi-detached dwellings with associated open spaces. The proposed Outline Plan (Attachment 5) and Land Use Amendment Plan (Attachment 6) are anticipated to allow for 169 multi-residential dwelling units and 20 semi-detached dwelling units and will achieve a density of 52.5

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units per hectare (21.3 units per acre). While the proposal aligns with the density targets of the MDP, an amendment to the ASP will be required to allow the anticipated density of this application.

A detailed planning 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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As a result, the applicant held an in-person presentation to the Springbank Hill Community Association (CA), a virtual public open house, 75 postcards were hand-delivered to nearby neighbours and a public notice posting was posted on site. 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.

Administration received 56 letters of opposition from the public. The letters of opposition included the following areas of concern:

- removal of the low-density contextual zone identified in the ASP;
- higher density than what was envisioned in the ASP;
- increased traffic;
- capacity of nearby schools;
- the proposal being contextually inappropriate from the surrounding dwellings;
- excessive building height;
- lack of green space;
- safety concerns; and
- potential of decreasing property values.

The CA provided a letter of opposition in response to the application on 2024 May 1 (Attachment 8). The reasons for opposition are summarized below:

- the location of the open spaces;
- the impact of traffic and safety for the greater community area;
- impacts to existing infrastructure;
- amendments to the ASP; and
- increased densities in comparison to other development projects.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to concerns from adjacent landowners and the CA, the applicant revised their proposal to include a low-density residential district directly adjacent to the existing acreage homes. The CA also raised issues regarding the design of the municipal reserve (MR) parcels, requesting one large park for both subject parcels. In response, the applicant has provided a linear pathway that connects the east and west MR parcels with a public access easement walkway along the south side of the parcel.

Density was another concern highlighted by both adjacent landowners and the CA. As identified in the letter from the CA, the development to the south has a density of approximately 28 units per hectare (uph) along 81 Street SW semi-detached dwelling area and 50 uph for the townhouse area. The anticipated density for the net developable area of the subject site is 52.5 uph. While this represents an increase compared to the southern development, it provides a contextually appropriate transition to the medium-density areas to the north. Furthermore, the inclusion of a low-density residential policy area creates a development buffer, featuring semi-detached dwellings between the existing single-detached homes and the proposed townhouse development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal allows for a wider range of housing types than is currently allowed in the Direct Control District, which will meet the diverse needs of present and future populations in this community.

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 reviewed during the development permit stage.

Economic

Development of this greenfield site contributes to Calgary's overall economic health by housing new residents within Calgary's city limits as well as utilizing existing infrastructure effectively.

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
Calgary Planning Commission
2024 June 06**

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RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 55P2024**
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use Plan
7. Applicant Outreach Summary
8. Community Association Response
9. **Approved** Outline Plan Data Sheet
10. **Proposed Bylaw 218D2024**
11. **CPC Member Comments**
12. **Administration Presentation**
13. **Public Presentation 1 – Received at the 2024 July 16 Public Hearing Meeting**
14. **Public Presentation 2 – Received at the 2024 July 16 Public Hearing Meeting**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform