

Policy and Land Use Amendment in Springbank Hill (Ward 6) at 7755 – 17 Avenue SW, LOC2023-0127

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three reading to the proposed bylaw for the redesignation of 1.91 hectares \pm (4.72 acres \pm) at 7755 – 17 Avenue SW (Plan 2420AK, portions of Blocks 25 and 26) from Direct Control (DC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 OCTOBER 17:

That Council:

1. Give three readings to **Proposed Bylaw 87P2024** for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three reading to **Proposed Bylaw 287D2024** for the redesignation of 1.91 hectares \pm (4.72 acres \pm) at 7755 – 17 Avenue SW (Plan 2420AK, portions of Blocks 25 and 26) from Direct Control (DC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate lands in the community of Springbank Hill to allow for a mixed-use development adjacent to a private school.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- 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 policy and 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.
- An amendment to the *Springbank Hill Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This policy and land use amendment application, in the southwest community of Springbank Hill, was submitted by O2 Planning and Design on behalf of the landowner, The Western Canadian District of the Christian and Missionary Alliance, on 2023 May 8. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the intent of the landowner is to sell the land to a group that can develop a comprehensively designed mixed-use development that will support residential, retail/commercial and community uses.

The approximately 1.91 hectare (4.72 acre) subject parcel is located on the southeast corner of the 17 Avenue SW and 77 Street SW. The subject parcel is currently undeveloped and has a significant slope down from east to west. In the surrounding area, Rundle College is directly east of the subject parcel, with a campus building facing towards the west. Lands to the south include a six storey multi-residential development that is currently under construction. The 69 Street LRT Station is approximately 700 metres to the east.

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 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 created a project website, sent out postcard mailers, met with the Springbank Hill Community Association (CA) and Rundle College and held two public open houses. The Applicant Outreach Summary can be found in Attachment 5.

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 126 letters of objection which included the following areas of concern:

- excessive traffic congestion;
- building height;
- children's safety and privacy of the adjacent school;
- excessive density compared to the low density residential area to the north;
- air quality and pollution issues;
- impact on natural light and connectivity to nature;
- the development will result in the area being too crowded;
- overall height is unwarranted which will block sunlight;

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- the development will impact nearby wildlife;
- overshadowing;
- excessive noise during construction;
- requirement of a buffer between the school and the future development;
- at capacity infrastructure;
- overfilled schools in the surrounding area; and
- disruption of the learning environment.

The CA provided a letter of opposition in response to the application on 2024 February 5 (Attachment 6). The reasons for opposition are summarized below:

- building heights, ten storeys is deemed to be excessive;
- integration into the community and mixed use;
- lack of municipal reserve; and
- impacts of traffic and access points.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to concerns from residents, the CA and Rundle College, the applicant revised their proposal to include a 13 metre building setback along the east portion of the subject parcel. The applicant also reduced the proposed height from 42 metres to 35 metres and included an angled maximum building height to reduce the impact of building massing. Administration received requests to include building design specific items (such as limitations on glass transparency) in the Direct Control District, but it was determined that the building design will be reviewed at the development permit stage, along with the site design, number of units and on-site parking. The proposed Direct Control District includes an innovative approach to ensure the open space needs of any future development are met despite municipal reserve not being identified at this time.

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 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.

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Economic

The proposed policy and 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. **Proposed Bylaw 87P2024**
3. **Proposed Bylaw 287D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **Public Submissions**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform