

Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2024-0070

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 8475 Mystic Ridge Gate SW (Plan 9712004, Block D, Lot 17) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 24:

That Council:

1. Give three readings to **Proposed Bylaw 46P2025** for the amendment to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 89D2025** for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 8475 Mystic Ridge Gate SW (Plan 9712004, Block D, Lot 17) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Low Density Mixed Housing (R-G) District to allow for a mix of low density housing forms in a suburban greenfield location, including single detached, semi-detached, duplex, cottage housing clusters, rowhouses, secondary suites and backyard suites.
- The proposal represents an appropriate density increase for a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-G District would allow for greater housing choice within the community and more efficient use of existing infrastructure.
- Why does this matter? The proposed R-G District would support more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Springbank Hill Area Structure Plan* (ASP) is required to support the application and subdivision of the area.
- No development permit has been submitted at this time. A subdivision application (SB2024-0341) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the southwest community of Springbank Hill was submitted by B&A Studios on behalf of the landowner, 1025347 Alberta Inc. (Mazeni Itani), on 2024 March 8. The total area of the subject site is approximately 1.10 hectares (2.72 acres) and comprises of 10 parcels (municipally addressed as 101 – 191 Mystic Ridge Common SW including 8475, 8461 and 8491 Mystic Ridge Gate SW) and located at the southeast corner of Mystic Ridge Gate SW and 85 Street SW.

Only a portion of the subject site (approximately 0.20 hectares) is proposed for the land use amendment to the R-G District. The remainder of the site (approximately 0.90 hectares) is already designated as the R-G District and is included in the proposal as these lands are also subject to the ASP amendment.

As indicated in the Applicant Submission (Attachment 3), a subdivision application (SB2024-0341) was submitted on 2024 August 21 to increase the number of lots on the subject site to 29 lots to accommodate single detached dwellings. Through the subdivision application review, Administration determined that a map amendment to the ASP is required.

The proposed R-G District would allow for a wide range of low density residential development that is compatible with the existing development in the area. A development permit would not be required for single-detached dwellings, as they are exempt from requiring a development permit when listed as a permitted use within the proposed land use district. However, building permits will be required.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 2).

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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed postcards promoting an information session to properties on Mystic Ridge Gate SW and Mystic Ridge Way SW and contacted the Springbank Hill Community Association to share project information. The applicant placed a street sign on 85 Street SW and Mystic Ridge Gate SW to promote the virtual information event held on 2025 February 25. The Applicant Outreach Summary can be found in Attachment 4.

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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 25 letters of opposition and received a petition of opposition with 26 signatures. The letters of opposition included the following areas of concern:

- misalignment with the ASP and smaller lots do not fit the character of the existing area;
- increased traffic congestion, parking issues and noise;
- pressure on public infrastructure such as schools, health services, roads, parks, storm and water management;
- decrease in urban canopy; and
- negative impact on property values.

The Springbank Hill Community Association provided a letter of opposition on 2025 March 19 (Attachment 5) identifying the following concerns:

- strong objection from residents in the area;
- increase in density and proposed amendment to the ASP; and
- compound effects of increased traffic in the area by this and adjacent applications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The variety of housing forms and moderate increase in density is in alignment with the applicable policies of the MDP. The building design and number of units will be reviewed at subsequent development stages.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use amendment 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 would allow for a variety of housing choice in low-density residential building forms that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing development.

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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 46P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 89D2025**
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform