

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill at the southeast corner of Mystic Ridge Gate SW and 85 Street SW. The site is comprised of 10 parcels approved under a previous outline plan and subdivision and is approximately 1.10 hectares (2.72 acres) in size with an irregular shape. One of the lots within the overall site is currently developed with a single detached dwelling that is to be demolished.

The 0.20 hectare portion of the site to be redesignated is currently designated as Direct Control (DC) District ([Bylaw 123D2014](#)), which is based on the Residential – One Dwelling (R-1) District. This DC District Bylaw was approved by Council on 2014 November 3 and intended to accommodate contextually sensitive development in the form of single detached dwellings with the added discretionary use of secondary suites and backyard suites (detached garage and detached garden), which were not part of the base R-1 District at that time. The portion of the site that is not currently designated as DC District is designated R-G District. A policy amendment is proposed for the total area of the subject site (1.10 hectares, 2.72 acres).

Surrounding development is primarily characterized by single detached dwellings on parcels designated as Residential – Low Density Mixed Housing (R-G) District and DC District ([Bylaw 12Z96](#)) which is intended to support rural residential development with a minimum lot size of 0.20 hectares. Directly south of the subject is an open space area designated as Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District. The S-SPR District is intended to accommodate a natural area while the S-SPR District is intended to accommodate a future open space.

Community Peak Population Table

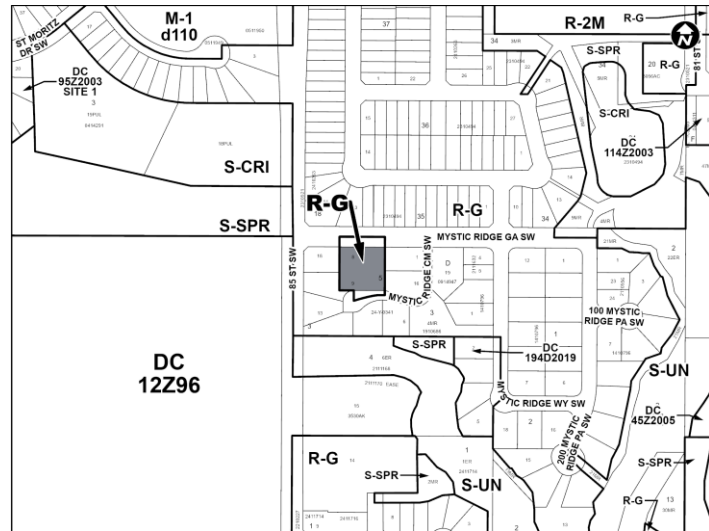
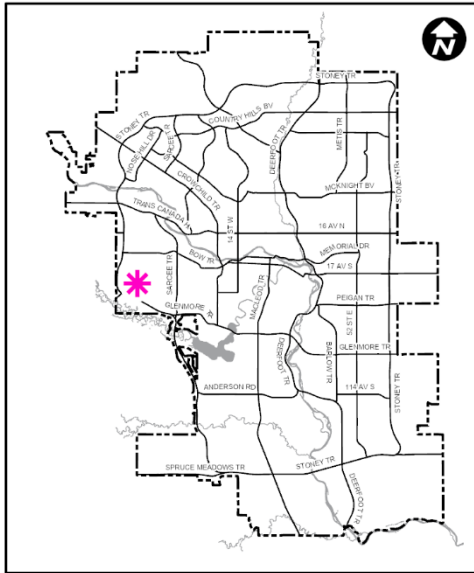
As identified below, the community of Springbank Hill reached its peak population in 2018.

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.08%

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 DC District ([Bylaw 123D2014](#)) portion of the site allows for single detached dwellings and secondary suites. The district allows for a maximum of one dwelling unit per parcel, a minimum parcel area of 330 square metres and a maximum building height of 12.0 metres.

The proposed R-G District accommodates low density residential development in developing areas. This district accommodates a wide range of low density developments in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The R-G District also allows for a maximum of one dwelling unit per parcel, except for cottage housing clusters and a minimum parcel area of 150 square metres and a maximum building height of 12.0 metres. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are allowed in the R-G District.

The general purpose of the proposed land use application is to allow for parcel areas that are compatible and similar to the existing neighbourhood context. Parcels would require 1.0 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed R-G District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Under the R-G District, permitted use single detached, semi-detached and duplex dwellings do not require a development permit application.

Subdivision Design

The 2005 Outline Plan and 2013 subdivision, which did not include 8475 Mystic Gate SW, approved eight residential parcels and a privately owned road. The new subdivision application (SB2024-0341) for the subject site proposes 29 parcels to support single detached dwellings and a new public road. The proposed parcels range from approximately 177 square metres to 678 square metres in size.

This proposed policy and land use amendment are required to support the proposed subdivision as it proposes parcel areas smaller than what is allowed within the existing DC District and density above the existing land use concept of the *Springbank Hill Area Structure Plan* (ASP).

Transportation

Pedestrian access to the site is available from the existing sidewalks along Mystic Ridge Gate SW. Sidewalks are expected along both sides of any proposed public road within the subject site.

The subject site is located adjacent to a recommended on-street bikeway on Mystic Ridge Gate SW, a recommended pathway along 85 Street SW that connects to the existing regional pathway which all form part of the Always Available for All Ages and Abilities (5A) Network. The site is 170 metres west (a three-minute walk) of the existing regional pathway.

A Calgary Transit bus stop for Route 156 (Aspen Woods) and Route 895 (St. Gregory/West Springs/Cougar Ridge), located along Val Gardena Boulevard SW, is within 500 metres (a nine-minute walk). Direct vehicular access to the site is anticipated from Mystic Ridge Gate SW. On-street parking is unrestricted along Mystic Ridge Gate SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary, storm and water are available to service the subject site in Mystic Ridge Gate SW and require extensions at the expense of the developer to bring servicing onsite.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing – Residential Planned Greenfield with Area Structure Plan (ASP) area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is characterized as primarily residential, containing single detached

housing, smaller pockets of multi-residential and locally-oriented retail in the form of strip developments located at the edges of communities. The applicable policies of the MDP promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposal is in keeping with the policies of the MDP.

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) identifies the subject site as being part of the Standard Suburban area (Map 2: Land Use Concept). The applicable policies indicate that developments should accommodate single-detached and semi-detached housing, as well as institutional and recreational uses. The Standard Suburban area supports a density range of seven to 17 units per gross developable hectare. A subdivision currently under review for the subject site proposes a density of 27 units per hectare to accommodate single detached housing. As this is outside the density range of the Standard Suburban area, an amendment from the Standard Suburban area to the Low Density area is required in support of the proposed development. Densities in the Low Density land use area of the ASP range between 20 to 37 units per gross developable hectare and provides density alignment with the MDP. The Low Density land use area offers a variety of housing forms including a single detached, semi-detached, clustered and row housing.