

Policy and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2024-0153

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 1.14 hectares \pm (2.82 acres \pm) located at 2435 – 81 Street SW, 2435R – 81 Street SW, 351R Springcreek Circle SW and 363 Springcreek Circle SW (Plan 3056AC, Block 20 and Plan 2310494, Block 34, Lots 5MR, 8MR, and 6PUL) from Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Multi-Residential – Low Profile (M-1d77) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 05:

That Council:

1. Give three readings to **Proposed Bylaw 53P2025** for the amendment to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 111D2025** for the redesignation of 1.14 hectares \pm (2.82 acres \pm) located at 2435 – 81 Street SW, 2435R – 81 Street SW, 351R Springcreek Circle SW and 363 Springcreek Circle SW (Plan 3056AC, Block 20 and Plan 2310494, Block 34, Lots 5MR, 8MR, and 6PUL) from Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Multi-Residential – Low Profile (M-1d77) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 June 5:

“The following documents were distributed with respect to Report CPC2025-0513:

- Revised Attachment 2;”

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HIGHLIGHTS

- This land use amendment application seeks to redesignate a portion of the subject property to allow for a four storey multi-residential development and redesignate Municipal Reserve land and a Public Utility Lot to appropriate Special Purpose Districts.
- The proposal represents an appropriate density increase for a residential area, allows for a mix of building forms that is compatible with the existing character of the area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Low Profile (M-1d77) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure, amenities and transit.
- Why does this matter? The proposal would allow for more housing choice within the community 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 accommodate the proposed land use.
- A concurrent development permit has been submitted and is ready for decision pending Council's decision on this policy and land use amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Springbank Hill was submitted by O2 Planning and Design on behalf of the landowners, Aspen Springs GP Ltd. and The City of Calgary, on 2024 June 4. The application proposes the Multi-Residential – Low Profile (M-1) District to support a greater number of units than what is permissible under the existing Residential – Low Density Mixed Housing (R-G) District. The *Springbank Hill* ASP identifies the private lands as Low Density Contextual and Low Density Neighborhood Area and supports a mix of low density dwellings. This application proposes an amendment to Low Density Contextual and Medium Density Neighbourhood Areas to support low-rise multi-residential development. A development permit for a 24-unit apartment building, two semi-detached dwellings and accessory residential building has been submitted and is ready for decision pending Council's decision on this policy and land use amendment.

The 1.14-hectare (2.81 acres) site is located west of the intersection of 81 Street SW and Spring Willow Drive SW. The subject site includes portions of City owned parcels previously approved for a storm pond (Public Utility Lot – PUL) and open space (Municipal Reserve – MR) under outline plan application file LOC20218-0101. As indicated in the Applicant Submission (Attachment 3) this application seeks to assign appropriate land use districts to the storm pond area that has now changed from a dry pond to a wet pond and Municipal Reserve (MR) lands. The application proposes to bring into alignment the land use districts for the adjacent private lands. No amendment is required to the previously approved outline plan

The privately owned portion of the site is currently undeveloped and is adjacent to existing pathway. Lands directly to the north of the private lands include multi-residential development in the form of three-storey townhouses and semi-detached dwellings. Lands to the east and west include single-detached dwellings.

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A detailed planning evaluation of the application, including 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 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 approximately 350 postcards to properties surrounding the subject site, held a virtual information session on 2024 November 27 and held a meeting with the Springbank Hill Community Association (CA), Avi Wildflower Condominium Board and residents of the Spring Willow subdivision. The Applicant Outreach Summary can be found in Attachment 3.

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 36 letters of opposition from the public. The letters of opposition included the following areas of concern:

- density, traffic, noise, and pollution increase for an area that was originally proposed for low-density housing;
- height of buildings should be same height as the buildings to north. Privacy concerns for existing neighbouring properties;
- environmental degradation due to the reduction of perceived open space in the community;
- capacity of infrastructure such as roads and utilities which could result in traffic safety issues and a decrease in the overall livability of neighborhood;
- negative impact to property values; and
- misalignment with the *Springbank Hill Area Structure Plan (ASP)*.

The CA provided a letter of support on 2025 April 25 (Attachment 4). The CA supports the application on the basis that a concurrent Development Permit has been submitted and has requested 11 additional vehicle parking stalls be provided.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the proposal accommodates a mix of dwelling types that meets a range of housing needs in a developing community. The maximum building height of the proposed M-1 District is contextually appropriate for the area. The proposed amendment to the *Springbank Hill ASP* provides a transition between Neighbourhood Areas with building height and form. The proposal supports appropriate land use districts for City

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owned land for larger programmable open space and adequate storm water management areas. The building and site design, number of units and on-site parking are being considered through the review of the concurrent development permit.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment application will be posted on-site and mailed out 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 choices in low and medium density residential building forms and provide a range of housing opportunities. The proposal would allow for increased density adjacent to an open space and adjacent pathway connections.

Environmental

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

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within city limits 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 application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 53P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 111D2025**
7. **CPC Member Comments**
8. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform