

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill, west of the intersection of 81 Street SW and Spring Willow Drive SW. The subject site (a combination of private and public land) is comprised of multiple parcels that have a combined size of approximately 1.14 hectares (2.82 acres). The private portion of the subject site is currently vacant and vehicle access is expected from 81 Street SW. This portion of the site is also bounded by a future public open space to the west and a storm water pond to the south.

In 2020 a land use and outline plan approved the existing land uses of the subject lands. In 2021, the redesign of Municipal Reserve (MR) land and a dry storm pond to a wet storm pond were approved through a minor non-conforming subdivision. The reconfiguration of the Public Utility Lot (PUL) dedicated for the storm pond and MR land were deemed appropriate for storm water management and provided a larger programmable open space. The subdivision resulted in portions of the PUL and MR land having both land use designations of Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The redesignation to and from S-CRI and S-SPR Districts included in this application are housekeeping land use bylaw amendments to ensure the public lands have the correct land use designation.

Surrounding development is characterized by a combination of existing development and actively developing lands which comprise of a mix of low-density and multi-residential districts. Existing development to the east is predominantly single detached dwellings designated Residential – Low Density Mixed Housing (R-G) District. The Homes by Avi Wildflower development exists directly to the north and is designated Residential – Low Density Multi-Dwelling (R-2M) District. This adjacent development includes semi-detached dwellings facing 81 Street SW and townhomes throughout the rest of the project. Development further north along 81 Street SW both on the east and west, include future planned townhouse development designated Multi-Residential – At Grade Housing (M-Gd65) District and semi-detached dwellings designated R-2M District. Mixed Use and multi-residential development characterize the area surrounding the intersection of 81 Street SW and 19 Avenue SW.

The site is approximately 1,000 metres (a 17-minute walk) from the Aspen Landing Shopping area to the north, and 1,600 metres (a 26-minute walk) from the 69 Street LRT Station to the northeast. Transit can be accessed from 17 Avenue SW, with multiple east and west bus stops for Route 156 (Aspen Woods) and Route 68 (Cougar Ridge).

This application initially proposed the maximum density in the Multi-Residential – Low Profile (M-1) District of 148 units per hectare (UPH) and 30 dwelling units. The addition of a density modifier of 77 UPH was negotiated to allow the development of a 24-unit low-rise apartment style building that is contextually appropriate with the Wildflower low rise, multi-residential development directly north of the subject site. Although initially opposed by the Springbank Hill Community Association (CA), the CA were able to support the application with the addition of a density modifier of 77 UPH and a commitment to a concurrent development permit application.

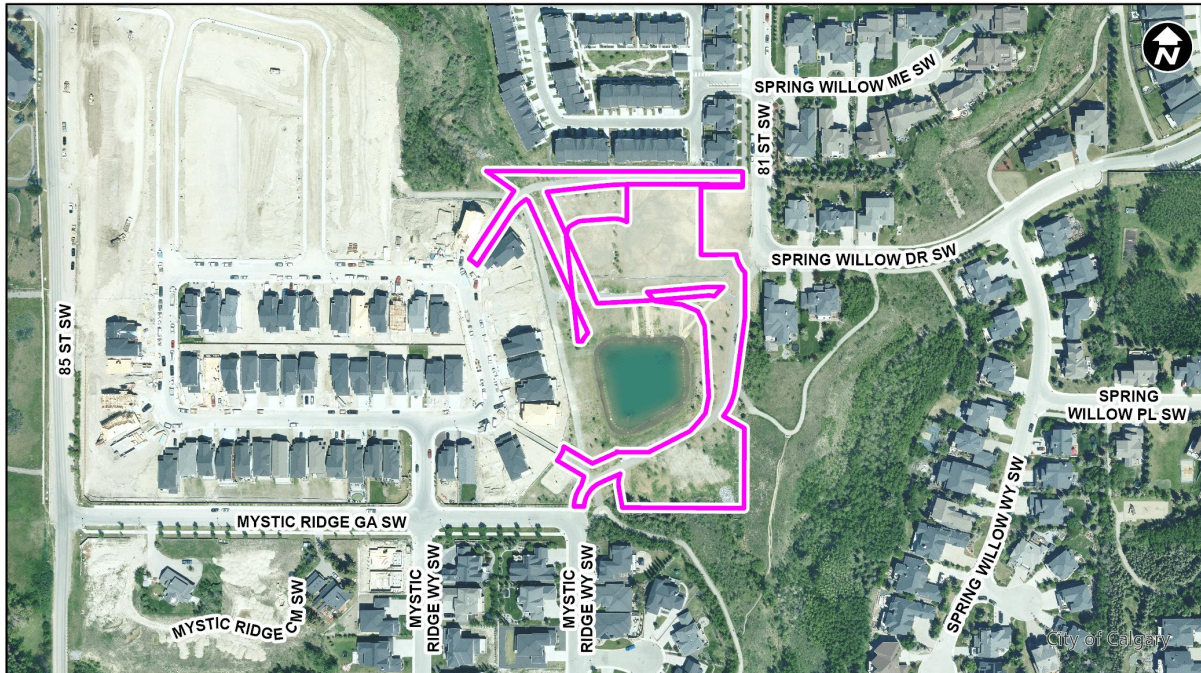
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-G District land use is intended to accommodate a range of low-density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The R-G District allows for a maximum building height of 12.0 metres and could provide contextual building forms to the existing single detached dwellings east of 81 Street SW. Secondary and backyard suites are permitted uses in the R-G District.

West and southern areas of the existing Public Utility Lot (PUL) and municipal reserve (MR) land surrounding the privately owned parcel are designated as both Special Purpose – City and Regional Infrastructure (S-CRI) and Special Purpose – City and Regional Infrastructure (S-SPR) District. The S-CRI District is intended for infrastructure and utility facilities and the S-SPR District is intended to accommodate schools, parks, open space and recreation facilities and should only be applicable to land dedicated as reserve. Westerly areas of the private parcel are currently designated as both S-SPR and S-CRI District which are not appropriate districts for residential development.

The proposed M-1d77 District allows for multi-residential development that will have a greater number of dwelling units and more traffic generation than both low-density residential districts and the M-G District. The M-1 District provides multi-residential development in a variety of building forms of low height, medium density and is intended to be adjacent to low density

residential development. The M-1d77 District allows for a maximum building height of 14.0 metres and a maximum density of 77 dwelling units per hectare (UPH). Based on the area of the parcel proposed as M-1 District, this would allow for up to 24 dwelling units. The parking stalls required per dwelling unit is 0.625 stalls.

The proposed land use is a contextually appropriate addition to the surrounding area because it provides additional mixed housing options in the community. The M-1 District would allow for a height of approximately four storeys adjacent to the three-storey Wildflower development north of the subject site. The concurrent development permit application proposes a four storey building. The proposed M-1 District is adjacent to the proposed S-SPR District containing the large block of MR. This land provides approximately a 48-metre separation of the proposed multi-residential development and the low-density development to the west. Additionally, the R-G District facing 81 Street SW provides a transition area from the M-1 District to the existing single-detached development to the east. The concurrent development permit proposes semi-detached dwellings within the proposed R-G District facing 81 Street SW.

Development and Site Design

The rules of the R-G District and proposed M-1d77 District are being used to provide guidance for the concurrent development permit being considered for the site. The overall distribution of buildings, building height, site layout such as parking, landscaping and site access have been reviewed through the development permit and administration is comfortable with the proposed design. Other elements that were considered during the review of the development permit application include but are not limited to the following:

- interface with the adjacent MR land;
- building massing and relationship with adjacent residential parcels to the east and north;
- appropriate amenity space for the residents; and
- overlooking and privacy concerns.

These matters were appropriately addressed by the applicant and pending Council's decision on the land use amendment, the Development Authority is prepared to render a decision of approval of the proposed development.

Subdivision Design

In 2021 a minor non-conforming subdivision (SB2020-0097) approved the redesign of the storm pond, dedication of MR and new boundaries for the privately owned parcel, which remained as Special Purpose Districts. This subdivision resulted in portions of the PUL and MR land inappropriately designated as both S-CRI and S-SPR District. This application proposes to correct the boundaries of the special purpose and residential districts. The PUL is proposed to be designated S-CRI District while the MR land is proposed to be entirely designated as S-SPR District. No changes to the amount of MR dedication are proposed through this application.

Transportation

A 3.0 metre asphalt pathway along 81 Street SW adjacent to the site is required for direct pedestrian access to the site. An existing pathway along Spring Willow Drive SW forming part of the Always Available for All Ages and Abilities (5A) Network is within 71 metres (one-minute walk) east of the subject site. The site will be bounded by planned pathways that tie into the existing 5A Network. These extensions will be the responsibility of the developer.

The subject site is approximately 1,200 metres (20-minute walk) from bus stops serving east and west bound Route 156 (Aspen Woods) and Route 98 (Cougar Ridge) along 17 Avenue SW.

A traffic memo has been submitted and reviewed by administration with general acceptance. 81 Street SW is classified as a residential street and Spring Willow Drive SW a collector road. On-street parking is available on 81 Street SW with no restrictions. Vehicle parking is to be provided in a combination of surface and underground parking. Vehicle access to the site is expected from 81 Street SW.

Environmental Site Considerations

There are currently no environmental concerns on this site.

Utilities and Servicing

The site is covered within the Springbank Phase 2 Storm Water Management Report and within the Strathcona Water Pressure Zone. Sanitary, storm and water are all available from 81 Street SW and will require a developer funded extension to bring servicing onsite. There are no utility capacity concerns related to this application.

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)

This site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation accommodates a range of medium and low-density housing types with access to local open space. 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](#).

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located in the Low Density Contextual and Low Density policy areas of Map 2: Land Use Concept of the [Springbank Hill Area Structure Plan](#) (ASP). The Low Density Contextual and the Low Density Neighbourhood Areas limit density to a maximum of 20 UPH and 37 UPH respectively.

An amendment to Map 2: Land Use Concept is required to increase the allowable density to Low Density and Medium Density to accommodate the total proposed density of 69 UPH for the overall site. The intent of the proposed Low Density Neighbourhood Area along 81 Street SW is to provide a transition from the Medium Density Neighbourhood Area and to provide a buffer from the multi-residential area to the existing single-detached dwellings to the east.

The (ASP) identifies development to the north as low density and low-density contextual which accommodates a mix of dwelling types. The ASP states that medium density areas accommodate a greater concentration of units to increase housing choices within the plan area with a maximum height of six storeys and individual and direct access to the street where practical. The proposed districts align with the intent of the medium density area in the ASP and are contextually appropriate in this location.