

Calgary Planning Commission Member Comments



For CPC2025-0658 / LOC2025-0011
heard at Calgary Planning Commission
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Approval of this application would align with the following direction from Council: <p>Municipal Development Plan (MDP)/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> – This site is in the Developing Residential – Planned Greenfield with Area Structure Plan (MDP, 2020, Map 1). – The New Community Planning Guidebook states, “A Neighbourhood should achieve a minimum density of 20 units per gross developable residential hectare.” (MDP, Volume 2, Part 1, 2.2.2.b). – The Springbank Hill Area Structure Plan (ASP) comments on the ASP and MDP: “This Plan recognizes that this is an existing community identified in the Developing Area that still has the opportunity and capacity for new development. However, as the area has an existing development pattern prior to 2009 that does not meet current targets, this has resulted in challenges in reaching the overall targets set out in the MDP” (ASP, 2017, 1.3). <p>Springbank Hill Area Structure Plan (ASP) (2017)</p> <ul style="list-style-type: none"> – The ASP was designed for a maximum population of 16,000 people (ASP, 2017, page 11). – According to the City’s Population Projection for Springbank Hill, the area’s population was expected to grow by about 25% between 2014 and 2021. This would mean the community’s population would increase from 9,640 people in 2014 to ~12,050 people in 2021. In 2028, the population would peak at ~13,300 people (38% higher than the population in 2014), which is less than the 16,000 people that the ASP projects.[1] – The most recent census results are based on the 2021 Federal Census and found in the City’s Community Profile for Springbank Hill.[2] In 2021, 9,840 people lived in Springbank Hill. This is 2,200 fewer people than the City projected for 2021 and 210 people below the community’s peak of 10,052 people in 2018 (Attachment 1, page 1).

- If Springbank Hill’s population has grown as much between 2021 and 2024 as the rest of Calgary grew, the population would have increased by about ~1,400 people to ~11,300 people. The City’s Population Projection for 2024 was ~12,900 people, which is ~1,600 people more than if the area had grown at the same rate as Calgary. Unless Springbank Hill’s population has grown at twice the rate as Calgary as a whole since 2021, the area has probably not reached the City’s Population Projection for 2024 nor the ASP’s projections.
- This site is in the Standard Suburban part of the Springbank Hill Area Structure Plan’s Land Use Concept Map, which supports 7-17 units per hectare.
- In the Springbank Hill Area Structure Plan, the Low Density area supports 20-37 units per hectare and a broader mix of dwelling types.
- The map amendment to the Springbank Hill Area Structure Plan (from ‘Standard Suburban’ to ‘Low Density’) would align the Area Structure Plan with the proposed Land Use District and bring the ASP closer to achieving the MDP’s goals.

Administration notes, “While the R-G District does not have a maximum density per hectare, it allows one main residential building on a parcel which has a minimum size of 150 square metres, which the applicant has indicated would facilitate a 48-unit rowhouse development. Secondary suites are also permitted in the R-G District” (Attachment 1, page 3).

The proposed Multi-Residential – At Grade Housing (M-Gd37) District would allow buildings that are 13m tall (an increase of 1m) and a maximum of 37 units/hectare, which would produce 42 units and no secondary suites.

Under the R-G District, Rowhouse would be a Permitted Use. Rowhouses would be difficult on a deep lot like this, which has prompted this application. Under the proposed M-Gd37 District, Multi-Residential Development would be a Discretionary Use.

Administration reports that the scale of this application did not warrant a Traffic Impact Analysis. The local water network can support the application. The Applicant will need to pay to connect to the sanitary and stormwater lines (Attachment 1, pages 4-5).

During Commission’s review, one Commissioner noted that the area’s street design is largely cul-de-sacs and P-loops. The Commissioner suggested that townhouses under the proposed M-Gd37 District would produce a similar layout with

	<p>a single access point from Elveden Drive. Another Commissioner observed that this application is technically sound and sufficient engagement has been conducted for a project of this scale.</p> <p>[1] https://www.calgary.ca/content/dam/www/programs-services/property-housing-and-neighbourhoods/neighbourhood-and-community-relationships/profiles/population-projection-chart-generator/springbank-hill-population-projection.pdf [2] https://www.calgary.ca/content/dam/www/programs-services/property-housing-and-neighbourhoods/neighbourhood-and-community-relationships/profiles/springbank-hill.pdf</p>
<p>Commissioner Damiani</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Rowhouse form is allowed currently on the site as well as secondary suites per the existing land use. The redesignation allows for modest intensification within the M-G land use that requires comprehensive planning and review for design, parking, landscape, and waste management at the development permit stage. <p>Existing low-density residential blocks along Elveden Drive SW take access from Elveden but residential development is inward facing onto internal roads. In considering this context the comprehensive townhouse development proposal similarly allows for a pocket of residential infill development with an internal road structure to provide servicing to the development.</p> <p>Administration is encouraged to ensure rules are upheld for onsite provision of landscape, parking and waste management with any proposed plan at DP. Sensitive design adjacent to existing developments that consider height and overlooking of existing development should be considered to minimize direct impacts.</p>