

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,
LOC2017-0394, Bylaw 184D2018**

EXECUTIVE SUMMARY

This application has been submitted by Archetype Developments on behalf of the current landowner. The land use amendment proposes the redesignation of a 1.53 hectare (3.77 acres) parcel in the southwest community of Springbank Hill from a Direct Control District to Residential – One/Two Dwelling (R-2) District. The proposed land use amendment would accommodate additional housing forms (semi-detached dwellings) not available in the existing land use district. This proposal would:

- Accommodate development of single and semi-detached dwelling units on the subject parcel;
- Accommodate 26 dwelling units within a bare land condominium plan as proposed by the applicant in the associated Outline Plan (CPC2018-0481);
- Facilitate the establishment of a bare land condominium, which is a form of subdivision, where each bare land unit is considered a parcel and are to comply with the rules of the proposed land use district (R-2);
- A bare land condominium development that helps achieve the maximum density allowed in the Standard Suburban policy area of the Springbank Hill Area Structure Plan (ASP), unfeasible through a typical subdivision of the parcel that accommodates public roads and servicing; and
- Accommodate private roads and amenities within the site, to be maintained and serviced by private servicing upon development.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.53 hectares \pm (3.77 acres \pm) located at 2828 - 77 Street SW (Plan 2370IB; Block 1; Lot 2) from DC Direct Control District **to** Residential – One/Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

Moved by: J. Scott

Carried: 6 – 1

Opposed: A. Palmiere

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 184D2018; and

1. **ADOPT** the proposed redesignation of 1.53 hectares \pm (3.77 acres \pm) located at 2828 - 77 Street SW (Plan 2370IB; Block 1; Lot 2) from DC Direct Control District **to** Residential – One/Two Dwelling (R-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 184D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

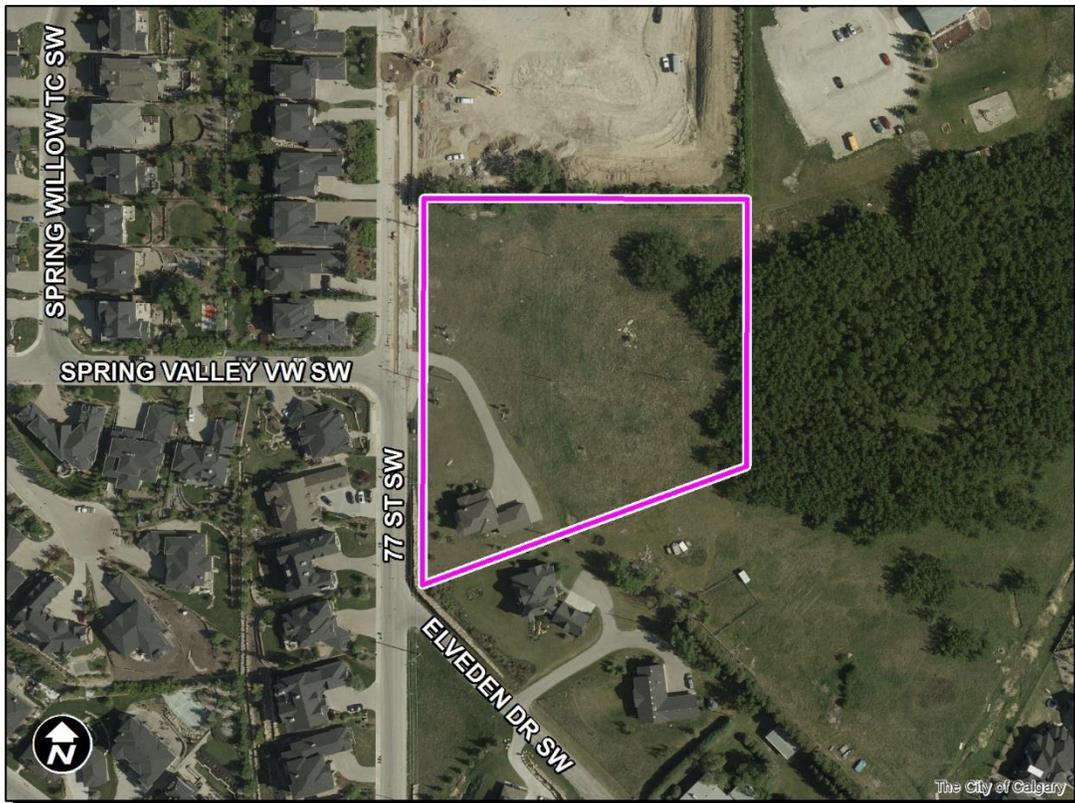
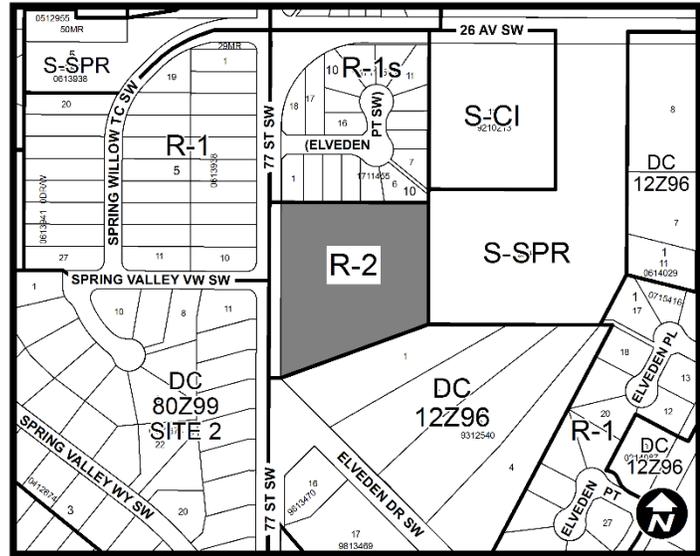
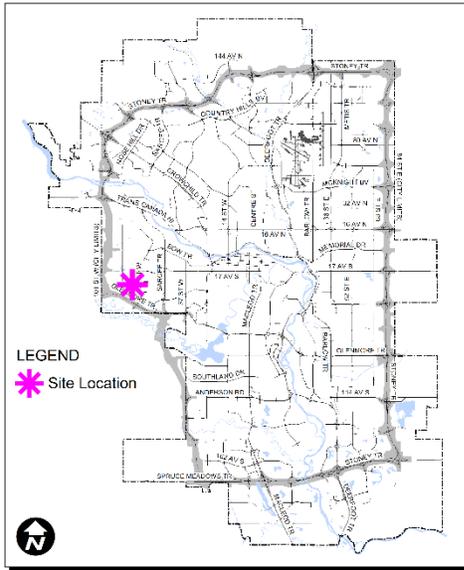
None.

BACKGROUND

On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.

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Location Map



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Site Context

The subject parcel is located in the community of Springbank Hill along the eastern side of 77 Street SW, just south of 26 Avenue SW. Site access is currently provided from 77 Street SW. A sandstone retaining wall, ranging from zero to four metres in height, exists within the public right-of-way on the southern half of the site along 77 Street SW and wraps around Elveden Drive SW to the south.

Surrounding development consists of low-density residential building forms (single detached). The site area is 1.5 hectares (3.77 acres). A single detached dwelling exists on the parcel that is to be demolished upon the redevelopment of the site. A 2.5 hectare (6.18 acres) wooded public open space adjoins the site along its eastern extent.

The site is approximately 1.7 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 500 metres of the site.

Figure 1 provides Peak Population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2016 with 9,995 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2016
Peak Population	9,995
2017 Current Population	9,985
Difference in Population (Number)	-10
Difference in Population (Percent)	0%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Existing Land Use

Development of the subject parcel is currently governed by the rules of Direct Control District Bylaw 12Z96. The purpose of this Direct Control District is to accommodate rural residential development in the form of single detached dwellings.

The discretionary use rules allow for existing parcels to be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

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Proposed Land Use

The proposed land use district, Residential One/Two Dwelling (R-2) District, would accommodate single detached dwellings and semi-detached dwellings in a similar development pattern and building forms provided in the existing land use district, and in the character of the surrounding area. The applicant's proposal in the associated outline plan (report CPC2018-0481) anticipates 26 dwellings.

Springbank Hill Area Structure Plan (ASP)

Section 3 – Land Use Areas

The subject site is located within the Standard Suburban policy area in the ASP which allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

Land Use Evaluation

The proposed land use amendment is found to meet the relevant policies for the Standard Suburban area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The moderate increase was anticipated through the recent adoption of amendments to the Springbank Hill ASP. The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms within its immediate context.

Infrastructure

Transportation Networks

Access to the parcel is from 77 Street SW, a collector road. All internal roads are to be maintained privately. A pedestrian sidewalk will be provided on one side of the entrance road into the development (Elveden Court SW). This entrance road will connect to a public sidewalk along 77 Street SW, where the southern portion of this sidewalk is to be constructed at the time of development. The applicant is required to construct the missing portion of sidewalk along 77 Street SW adjacent to the site at their cost.

An existing northbound bus stop (Route 454) is located along 77 Street SW. Route 454 connects transit services to the LRT system (Blue Line) at 69 Street SW.

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Utilities and Servicing

Water, storm water, and sanitary services are available at 77 Street SW and there is capacity to accommodate the proposed development. Details of the on-site servicing will be determined by the development site servicing plan at the subdivision stage.

Stakeholder Engagement, Research and Communication

Engagement and Public Meetings

The subject application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

No public meetings were held by the applicant or Administration in association with this application.

Citizen and Community Association Comments

One letter of opposition was received from the public. The letter submitted expressed an opinion that the development of the subject lands should align with the rules of the Residential – One Dwelling (R-1) District, which only allows single detached dwelling housing forms.

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 4) generally supporting the redesignation with a few comments, questions and concerns. The Association's comments are summarized as follows:

- The proposal is towards the higher end of the maximum allowed within the standard suburban land use policy area.
- Mobility and connectivity is a strong theme that is to be implemented considering the site borders public open spaces along its eastern edge. A larger pedestrian pathway should be provided.
- Traffic – speed mitigation measures should be required for this application.

Both Administration and the applicant responded to the Community Association's comments. Administration confirmed it has no concerns with the associated outline plan intending to achieve a density that reaches the upper limit but not exceeding the limits of the Standard Suburban land use policy. Furthermore, Administration clarified how the applicant's concept plan is atypical, as the applicant's proposal is to establish a privately maintained development. No public roads are being established, thereby limiting the publicly accessible connectivity that can be achieved between 77 Street SW and the proposed Springbank Hill community park. No speed mitigation measures are required to accommodate the proposed development.

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The applicant, Archetype Developments consulted with the Springbank Hill Community Association during the associated outline plan review process. The pathway connection to the adjoining public open space (proposed Springbank Hill Community Park) has been relocated to the centre of the parcel, from the originally proposed northeast corner. The realignment is a response to the Community Association's request for better connectivity to be established to the public open space from 77 Street SW. The City's Parks Department is working collaboratively with the applicant and Springbank Hill Community Association to ensure the proposed concept plan for the park co-ordinates pathways with the proposed connection on the subject parcel.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns (Section 8.14).

Municipal Development Plan (Statutory – 2009)

The subject parcel is located with the Developing Residential areas as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of amendments to the *Springbank Hill Area Structure Plan (ASP)*, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject parcel is located within the Standard Suburban land use policy area. These areas are intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with the land use and density policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

Social, Environmental, Economic (External)

The proposed land use amendment accommodates an additional housing form (semi-detached dwellings) that is not listed as a use within the current Land Use District. The proposed amendment would accommodate a greater mix of housing types in the community of Springbank Hill.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

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Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-2 District accommodates development on the subject site that is compatible with the character of the surrounding low density residential development. The proposal would accommodate a greater mix of housing forms in keeping with the policies of the *Springbank Hill ASP*.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Calgary Planning Commission Member Comments
4. Proposed Bylaw 184D2018
5. Public Submission