

Planning & Development Report to
Calgary Planning Commission
2019 March 21

ISC: UNRESTRICTED
CPC2019-0304

**Land Use Amendment in Springbank Hill (Ward 6) at 2117, 2209 and 2219 - 81
Street SW, LOC2017-0383**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2017 December 13, on behalf of Carecom Developments Ltd and Bischoff Management Corporation. The land use amendment proposes the redesignation of three contiguous parcels totalling 2.84 hectares \pm (7.02 acres \pm) in the southwest community of Springbank Hill from a DC Direct Control District to a DC Direct Control District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. A development permit application has not been submitted at this time. The existing land use district accommodates only rural residential development and predates the adoption of the *Springbank Hill Area Structure Plan (ASP)*. This proposal would:

- Accommodate multi-residential development of medium height and medium density;
- Provide maximum building heights up to 20 metres while considering lower building heights allowed in adjoining residential parcels.
- Preserve undisturbed natural and open areas from residential development.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.84 hectares \pm (7.02 acres \pm) located at 2117, 2209, and 2219 – 81 Street SW (Plan 2747HB, Block 29; Plan 1310482, Block 25, Lot 1; Plan 3056AC, Block 25) from DC Direct Control District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to preserve natural and open areas and accommodate multi-residential development, with guidelines (Attachment 2); and
2. Give three readings to the proposed redesignation bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 MARCH 21:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 2.84 hectares ± (7.02 acres ±) located at 2117, 2209, and 2219 – 81 Street SW (Plan 2747HB, Block 29; Plan 1310482, Block 25, Lot 1; Plan 3056AC, Block 25) from DC Direct Control District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to preserve natural and open areas and accommodate multi-residential development, with guidelines; and
2. Give three readings to **Proposed Bylaw 99D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of Carecom Developments Ltd and Bischoff Management Corporation, submitted the subject application to the City on 2017 December 13, and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

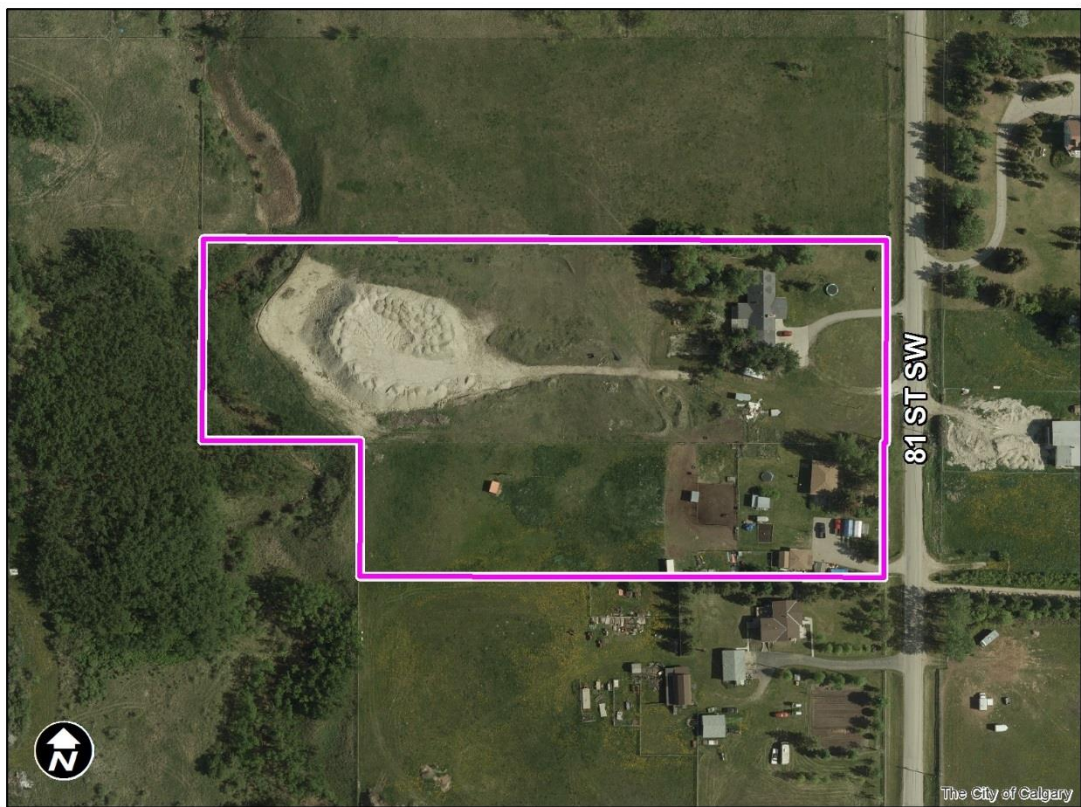
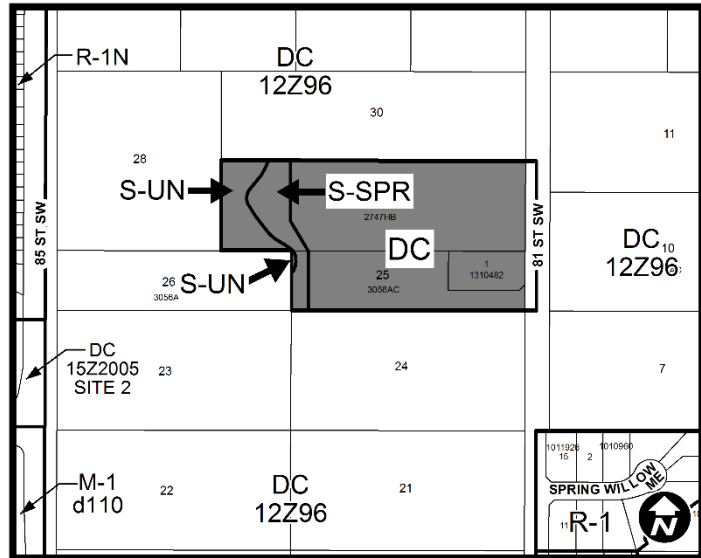
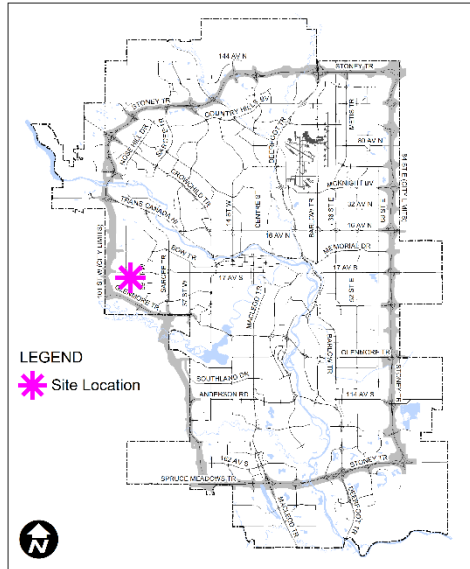
On 2017 June 13, Council approved the *Springbank Hill Area Structure Plan (ASP)*, the local area plan providing policy direction for this community and the subject lands. Development within the immediate vicinity predates the adoption of this local area plan.

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Location Map



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Site Context

The subject site is located at 2117, 2209 and 2219 – 81 Street SW and is 2.84 hectares (7.02 acres ±). This site is comprised of two separate acreage properties with single detached homes built 50 years ago. The site is located in the community of Springbank Hill, within a fragmented ownership area where a mix of rural and urban development co-exist.

The topography of the site is generally flat along the eastern half of the site; with gradual back-sloping towards the ravine. The most significant drop in elevation occurs along the western edge of the site, into the ravine and natural areas. A circular pile of fill has existed on the north-west portion of the site for more than 10 years. According to the applicants, this pile of fill was placed by the previous owners of the site.

Current development within the immediate area is predominantly single detached dwellings situated on larger residential acreages, varying in lot area, depth and frontages.

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 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application will accommodate medium density residential development in a form and function envisioned by the recently adopted local area plan, the *Springbank Hill Area Structure Plan (ASP)*.

Planning Considerations

Land Use

Development of the subject parcel is currently governed by the rules of Direct Control District Bylaw 12Z96. The purpose of this DC Direct Control District is to accommodate rural residential

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development in the form of single detached dwellings. The discretionary use rules allow for existing parcels to be subdivided only once, 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).

DC Direct Control District

The rules of the proposed Direct Control District are based on the rules of the Multi Residential – Medium profile (M-2) District; encompassing the majority (2.29 hectares) of the site (Attachment 3). The purpose of the M-2 District is to accommodate multi-residential development intended to be in close proximity or adjacent to low density residential development in a variety of forms. A minimum density of 60 units per hectare is required. While there is no maximum density established in the M-2 District, future development permit applications are to be evaluated under the auspices of the Medium Density policy area of the Springbank Hill ASP, where the maximum density is 148 units per hectare.

There is no associated outline plan proposed with the subject application since development by way of a subdivision is not proposed. According to the applicant, future development is to be accommodated through a comprehensive development permit application. A specific development scheme was not provided by the applicant as part of the subject application.

Specific rules regarding building heights are proposed to increase the maximum allowed in the existing M-2 District from 16 metres to 20 metres. An additional rule is proposed to establish a maximum height of 16 metres within 5 metres of a property line shared with an adjoining parcel not subject to the proposed DC Direct Control District (Attachment 2). The intent of this rule is to provide for appropriate transitions of building masses with adjoining parcels along the site's southern edge. Relaxations to this rule may be considered during the review of a comprehensive development permit application, as expressed within the proposed Direct Control District Guidelines (Attachment 2).

Open Space Areas

Open space is provided to preserve the portion of the intermittent stream and ravine within the parcel. This forms part of the larger ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. Developments to the north and south will also preserve this stream and ravine to form a continuous open space system with regional pathway alignments to be generally provided, in accordance with the Springbank Hill ASP.

A 0.25 hectare (0.62 acre) portion of the site is proposed to be designated as Special Purpose – School Park and Community Reserve (S-SPR) District and 0.30 hectare (0.74 acre) as Special Purpose Urban Nature (S-UN) District (Attachment 3). While no subdivision is proposed at this time, the redesignation of these areas is being proposed to accommodate the potential development of these lands by way of future subdivisions; when the dedication of municipal and environmental reserves is required.

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The portion of the site proposed as an S-SPR District (0.25 hectare), is to provide for publicly accessible open space. It is proposed to be naturalized with a pedestrian viewpoint, a granular pathway and vegetation.

The portion of the site proposed as an S-UN District (0.3 hectare) will restore the previous top of bank areas prior to disturbances created by the existing pile of fill placed by previous owners of the parcels. Additionally, this area is to preserve existing natural and undisturbed areas that run along the western edge of the site, below the top of bank.

Environmental

A Phase I Environmental Site Assessment (ESA) was completed for the site by Athena Environmental Consultants Ltd. On 2017 May 21. The report concluded that no further investigation is needed.

Transportation

Vehicular access to the site is provided from 81 Street SW, currently designated as a neighbourhood collector.

A detailed site plan or design concept did not form part of the technical review. The applicant acknowledges further analysis of future internal roads being proposed will be conducted through development permit applications.

A Transportation Impact Analysis (TIA) was not required to be reviewed based on the proposal aligning with the approved land use policies of the Springbank Hill ASP. A more detailed analysis at the development permit stage may be required.

Mobility policies (Section 5) of the Springbank Hill ASP established a future transit route to be provided along 81 Street SW; a route that would be completed by way of a future east-west connection along Spring Willow Drive SW. This connection would ultimately tie into the existing bus route (454) along 77 Street SW. The subject lands are approximately 2 kilometres from the 69 Street LRT station.

Utilities and Servicing

The subject lands currently have multiple servicing solutions that are considered acceptable. The applicant has been advised that servicing solutions are to be resolved (including approval of the Staged Master Drainage Plan) at the development permit stage.

The subject lands are located entirely within the Strathcona pressure zone. In order for the site to develop, the Strathcona Flow Control Station located near the intersection of 17 Avenue SW and 85 Street SW will be required to be in place and functional. The flow control station is City funded capital infrastructure and is expected to be completed in 2019. There are different water servicing options available for the site to create a looped water system. Water servicing details are to be resolved as part of subsequent development permit applications.

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There are currently two viable regional sanitary servicing solutions available to landowners in Springbank Hill. One sanitary solution will require utility easements to be registered on private property and will require standard cost-sharing agreements between developers for funding. The second sanitary solution will be constructed and initially funded by the City. Developers in this area will reimburse the City through Development Agreements. Discussions concerning sanitary solutions are ongoing and final details are soon to be determined. Discussions are ongoing between the City and landowners in the area to decide upon one regional sanitary servicing solution. A formal information session was held in 2019 February and feedback from landowners is expected soon. Additional information will be available once landowner feedback is received and a decision on how to proceed has been decided. Further sanitary servicing details will be resolved at development permit stage.

There are currently several storm servicing options that are being considered, all of which may be considered acceptable to the City. A final stormwater servicing decision for the site has not yet been decided due to fragmented ownership and ongoing land purchases in the area that can affect timing of construction and location of a future Springbank Hill regional pond. Each of the stormwater servicing options that are currently being proposed will likely require some drainage to the adjacent ravine system (back of lot drainage). The applicant has been advised City approvals will be required for any discharge into the ravine system. Discharges would be accommodated by way of an easement to be registered for a currently private culvert, downstream of the ravine. Depending on ownership of the private culvert at the time of development, there may be a requirement to upgrade the culvert to City standards. Stormwater servicing details are to be resolved through the completion of the Staged Master Drainage Plan and confirmed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this 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.

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

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 4) supporting the redesignation.

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, the Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment
South Saskatchewan Regional Plan (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 the site, the proposal is consistent with policies on Land Use Patterns (Section 8.14).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential areas as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of 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 site is located within the Medium Density policy area of the *Springbank Hill Area Structure Plan (ASP)*. Medium Density areas are to accommodate a greater concentration of residential units to accommodate an increase of housing choices within the plan area.

The proposed land use amendment meets the relevant policies for the Medium Density area (Section 3.1.6 of the ASP) as follows:

1. Densities shall range between 38 to 148 units per gross developable hectare; and
2. Developments should be predominantly multi-residential.

The proposal represents an increase in density compared to the existing land use district. This increase was envisioned through the adoption of the *Springbank Hill ASP*. The proposed land use district accommodates future multi-residential development on the subject parcels, while respecting lower density areas to the south.

The proposed land use amendment complies with the land use and density policies of the ASP and seeks to accommodate compatible residential development with areas to the south envisioned to accommodate a single-detached, semi-detached, clustered and row housing.

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Social, Environmental, Economic (External)

The proposed land use amendment accommodates additional housing forms at higher densities that is not available within the current land use district. This proposal helps achieve 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.

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 redesignation of the parcel to a DC (based on the M-2 District), S-UN and S-SPR Districts accommodate multi-residential development on the subject parcels anticipated by the adoption of the Springbank Hill ASP, and additionally preserves open spaces and natural areas. This proposal also accommodates a greater mix of housing forms in keeping with the policies of the *Springbank Hill Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 99D2019**
3. Detailed Land Use Plan
4. Community Association Letter