

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0681

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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### EXECUTIVE SUMMARY

This application was submitted on 2018 October 15 by CivicWorks Planning + Design on behalf of Timber 85 Land Development GP Ltd. The application proposes a framework for the future subdivision and development of 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ) of three contiguous residential acreages in the southwest community of Springbank Hill. The subject area is located approximately halfway between 17 Avenue SW and Glenmore Trail SW, along 85 Street SW. The subject site is located within the *Springbank Hill Area Structure Plan (ASP)*. The application provides for:

- low density residential development;
- an anticipated 77 dwelling units through a mix of low density residential building forms comprising of rowhouses, single detached and semi-detached dwellings;
- approximately 0.475 hectares (1.17 acres) of Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- approximately 0.694 hectares (1.71 acres) of Environmental Reserve (ER) areas in the form of natural areas to be conserved (S-UN);and
- the closure of portions of existing road right-of-way to be consolidated with areas for residential development (R-G);
- dedication of road right-of-way by way of future road plan;
- the location of future local and collector roadways, utilities and services; and
- future dedication of road-right-of-way for portion of residual lands west of 85 Street SW.

The proposed outline plan implements policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill ASP* by supporting the efficient use of land and infrastructure, and providing a framework for future subdivision into various low-density residential districts, open space network and natural areas. The associated land use amendment application (CPC2019-0636) provides policy and technical rationale to support the proposed outline plan application.

#### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 2938, 3028 and 3118 – 85 Street SW (Plan 3530AK; Block D, Lots 11 and 13, and a portion of Lot 12) to subdivide 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ), with conditions (Attachment 1).

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**BACKGROUND**

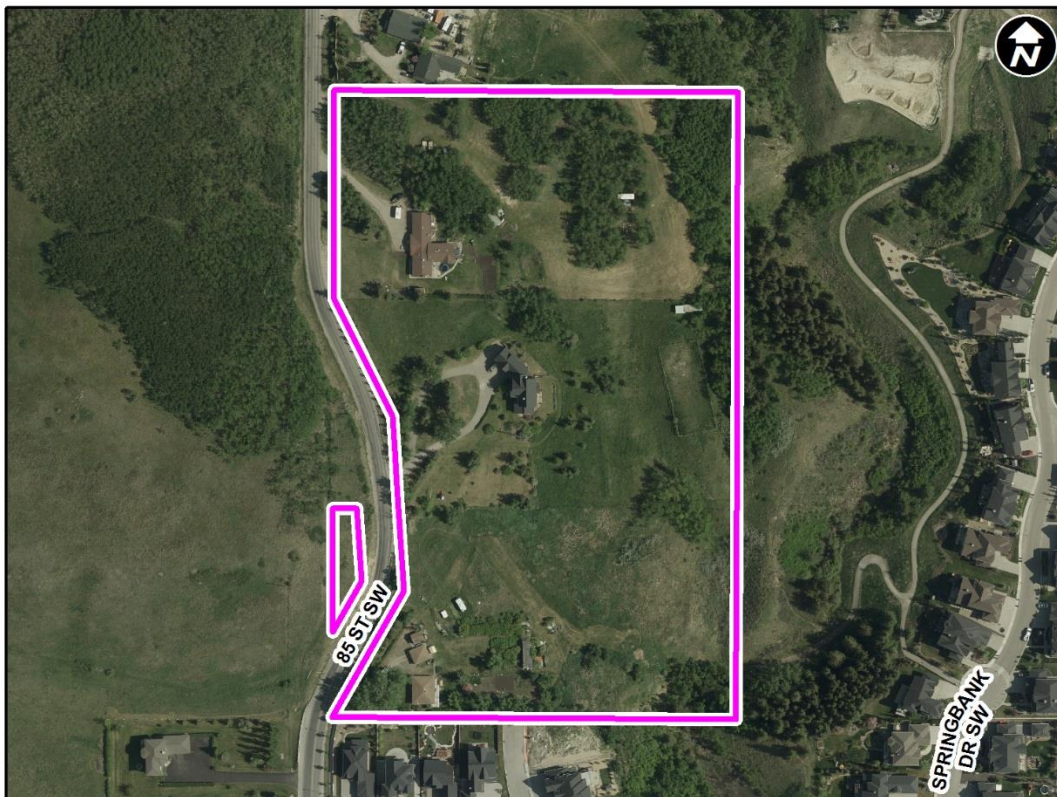
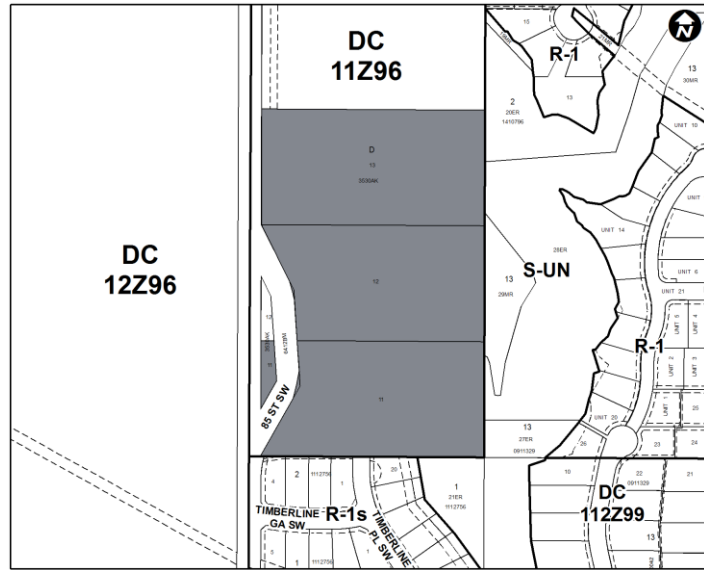
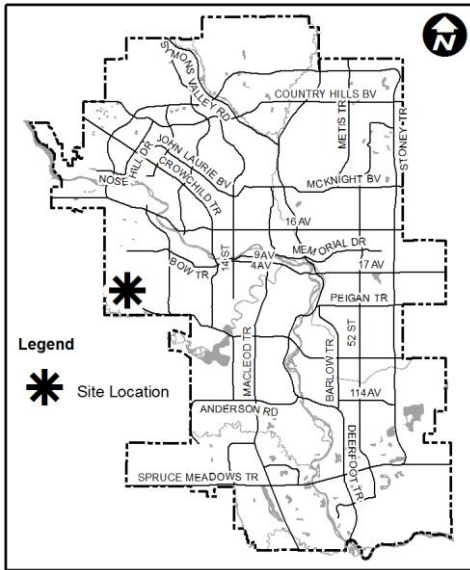
CivicWorks Planning + Design, on behalf of Timber 85 Land Development GP Ltd, submitted the subject application to The City with the associated land use amendment application on 2018 October 15 and have provided a summary of their proposal in the Applicant's submission (Attachment 2).

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Location Maps



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### Site Context

The subject site, located at 2938, 3028 and 3118 – 85 Street SW, is situated in the southwest quadrant of the city. This site is located between 17 Avenue SW and Glenmore Trail SW along the eastern edge of 85 Street SW. All of these parcels are located within the *Springbank Hill Area Structure Plan*.

The subject site currently exists as three contiguous residential acreages. The site spans approximately 300 metres on its north-south axis and nearly 200 metres at its widest stretch running east-west; totalling a site area of approximately 5.45 hectares (13.47 acres). Two-storey single detached dwellings have existed on each parcel in various forms for the past 60 years. The rolling topography of the subject site sits highest along 85 Street SW. The site gradually slopes down towards the east. The steepest slopes occur from areas to be dedicated as Environmental Reserve (ER). A ravine corridor is located along the eastern edge of the subject 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 2018 with 10,052 residents.

Figure 1: Community Peak Population

<b>Springbank Hill</b>	
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 outline plan (Attachment 3) along with the associated land use amendment and road closure application will facilitate low density residential development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Springbank Hill community in alignment with the policies of the *Springbank Hill ASP*.

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### Planning Considerations

#### *Subdivision Design*

The proposed application is approximately 5.45 hectares (13.47 acres) and responds to its proximity to natural areas, focusing residential development on the western half of the site that would be serviced from 85 Street SW.

Overall, the design of the plan area (Attachment 3) is based on a modified grid network creating longer rectangular residential blocks (spanning approximately 290 metres) on its north-south axis in response to the east-west backsloping that occurs from 85 Street SW towards the natural areas along the eastern edge of the site.

There are two distinct residential land use areas within the plan. The western portion of the site, approximately 1.69 hectares (4.19 acres) is proposed as a Residential – Low Density Mixed Housing (R-G) District. This area is to accommodate a range of low density residential development. According to the applicant, the intent is to accommodate a combination of duplex dwellings, rowhouse buildings, semi-detached or single detached dwellings that are serviced by the creation of a public lane. Residential areas in the eastern half of the plan area accommodate single detached dwellings that can include secondary suites through the R-1s District. The resulting subdivision design accommodates low density residential development with a moderate increase in density from surrounding residential acreages.

The land uses along the east portion of the plan area complement natural areas adjoining the site designated as S-SPR and S-UN Districts. These lands are proposed to be dedicated as Environmental Reserve (ER). Portions of the lands above the top of slope totalling 0.48 ha (1.17 acres) are to be dedicated as Municipal Reserve (MR) and redesignated to the S-SPR District. The intent of the proposed MR areas is to provide public open space connections between the proposed residential areas and natural areas to the east.

Open space areas are provided to preserve the small permanent (perennial) stream and an ephemeral stream which complement the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The existing developments to the south and east have already preserved the ravine to form a continuous open space network in accordance with the *Springbank Hill ASP*.

A larger portion of the subject site (0.694 hectares or 1.71 acres) is proposed as a Special Purpose-Urban Nature (S-UN) District. This area is proposed to be dedicated as ER to preserve the aforementioned ravine areas and streams that run along the eastern edge of the outline plan area.

A portion of the subject site (0.475 hectares or 1.17 acres) is proposed to be designated as a Special Purpose –School Park and Community Reserve (S-SPR) District through an MR dedication that meets the 10% requirement. This area is proposed to be designated as an S-SPR District (0.475 hectares) providing a transition towards the portion of the site proposed as an S-UN District.

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A breakdown of the statistics for this outline plan can be found in the Subdivision Data Sheet (Attachment 4)

### **Land Use**

The subject site is currently designated DC Direct Control District (Bylaw 11Z96) that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to maintain development patterns that existed prior to the adoption of the MDP. Future development is to be limited to a range of residential density at 7 to 17 units per hectare, and institutional and recreational uses.

Concurrent with the outline plan is a land use amendment application (Attachment 6) that proposes to redesignate the subject lands from DC Direct Control District (Bylaw 11Z96) to the following districts:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – One Dwelling (R-1s) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

These land uses are proposed to accommodate low density residential development along with dedication of open space as MR and preservation of natural areas through dedication of ER.

Overall, these districts will accommodate low density residential development with a moderate increase in density from surrounding residential acreages that adjoin natural and open space areas to be maintained as they currently exist.

### **Density**

The application provides for development that complies with the policies of the MDP and the *Springbank Hill ASP*.

The proposed Outline Plan anticipates accommodating 77 residential units, resulting in a density across the developable area of 16 units per hectare (6.5 units per acre) as shown in Attachment 3.

### **Development and Site Design**

The applicant's intent is to accommodate low density residential development by way of subsequent subdivision and tentative plans. Development permits are not required for single or semi-detached dwellings, but are required for rowhouse buildings, should they be proposed at time of development.

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### ***Environmental***

The subject site has existed as residential acreages for more than 60 years with various forms of rural residential development over the course of this time period. The application was reviewed by Administration's Environmental and Safety Management group. No environmental concerns were noted and further investigation and/or assessments were not recommended.

Slope stability analysis for the subject site under pre-development (current) and post-development (future) conditions was conducted by McIntosh, Lalani Engineering Ltd. and submitted for Administration's review. This review resulted in Administration accepting the applicant's proposed boundaries between the developable areas (proposed as R-1s Districts) and natural and open space areas (proposed as S-SPR and S-UN Districts). Generally, the areas at the eastern edge of the subject site have been deemed inappropriate for urban development but qualify to be preserved as Environmental Reserve (ER) in accordance with the *Municipal Government Act*.

### ***Transportation***

Due to the proposed land use adjacent to 85 Street SW and a nearby ravine, the road network within the plan area boundary is proposed as a modified grid pattern that logically ties into the local road network. Primary access to the proposed local roads is from 85 Street SW, a north-south collector road that connects the subject site to 17 Avenue SW to the north, and Glenmore Trail SW to the south, both being arterial roads within 2 kilometres of the site. This collector road accommodates parking on both sides of the road adjoining the proposed R-G District. This road becomes a modified collector road in its southern stretch along 85 Street SW where parking is only provided on the east side of the road, adjoining the subject site.

A Transportation Impact Assessment was not required as there is no increase in density proposed from those established in ARP, at the time of adoption in 2017 June.

Administration collaborated with the applicant to develop a transportation network that supports future multi-modal connectivity that is pedestrian oriented and ties seamlessly into the existing development pattern of the surrounding areas. No direct accesses from individual lots are provided from 85 Street SW, designated a collector road. Dwellings that front 85 Street SW are to be serviced by way of a proposed public lane shown in the outline plan (Attachment 3).

Local roads (referred to as residential streets in Attachment 3) are to feature 16.0 metre right-of-ways. Additionally, these streets are to accommodate tree-lined boulevards with utilities and street lighting. An additional 2.4 metres on each side of the road accommodate additional utilities by way of easements on private lands where necessary.

Pedestrian connectivity is to be achieved by way of a network of sidewalks along each side of the local roads proposed, and on the east side of 85 Street SW.

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Currently, the subject site and immediately surrounding areas are not serviced by a transit route. Future transit service in the area is anticipated to expand by way of a route through 34 Avenue SW (approximately 200 metres from the southern extent of the subject site) that connects with the future completion of St. Moritz Drive SW. This future route is to complete the loop back towards the 69 Street LRT Station, approximately 3 kilometres from the subject site.

### ***Utilities and Servicing***

The subject site is within the Glendale Pressure Zone where water servicing is to be provided through the extension of the existing water network. As the subject site is located along the pressure zone boundary, units facing 85 Street SW may be situated at an elevation higher than the serviceable elevation of the Glendale Pressure Zone. Thus the existing watermain along 85 Street SW is to be extended after completion of a flow control station located at 17 Avenue SW and 85 Street SW, expected by end of 2019. This watermain extension is expected to be completed by end of 2019, to service units above the serviceable elevation of the Glendale Pressure Zone.

The subject site is included in the approved *Springbank Hill Master Drainage Plan*, produced by Stantec Consulting in 2017. Storm servicing for the site will be provided by tying into the existing storm trunk located at 85 Street SW. The 85 Street SW storm truck discharges to the Montreux Phase 1 storm pond which has capacity to accommodate the plan area.

Should back of lot drainage be discharged into areas to be dedicated as Environmental Reserve or Municipal Reserve, justification as well as necessary approvals and mitigation measures are to be provided at the tentative plan stage.

Sanitary servicing for the site will be provided by extending an existing sanitary man located south of the site at Timberline Way SW.

### **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.

The Springbank Hill Community Association (SHCA) was circulated on the subject application. Initially, the SHCA provided a letter that withheld their support of the proposed land use amendment and outline plan; primarily because of questions arising in their review of the circulation package (Attachment 6).

The applicant communicated directly with members of the SHCA to address the comments and concerns raised in the letter provided to the City (Attachment 6). A general outline of the questions raised by the SHCA and how they have been addressed by the applicant is summarized below:



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- General concern over lack of detail in the outline plan circulation packages
  - Applicant clarified outline plans as being high-level documents intended to support comprehensive review of development.
- Proposal for Municipal Reserve lands
  - Municipal Reserve concept plans were provided by the applicant that depict programming of these open spaces to allow for passive use by the public.
- Anticipated Traffic Volumes
  - The applicant re-affirmed future daily traffic volume along 85 Street SW (Collector Road) is designed to accommodate up to 8,000 vehicle trips per day. Forecasts for future buildout project traffic volumes to remain well within the roadway's capacity.
- Road Safety
  - Applicant re-affirmed contributions to be made at the time of development towards The City's future construction of proposed pathways along 85 Street SW, to occur upon development on the west side of this roadway.
- Pathway Connections
  - Applicant confirmed The City's investigation that the steep grades along the eastern edge of the site limits ability to connect to the existing regional pathway system adjoining the site.

The applicant engaged external stakeholders by addressing questions and comments from SHCA's initial letter provided to Administration through subsequent memos and correspondence to the SHCA. The applicant met with both the Ward 6 Councillor's office and members of the SHCA on 2019 January 16 to discuss the subject application, their vision and alignment with the *Springbank Hill ASP*. An engagement memo was shared with the SHCA on 2019 February 28 in response to the questions raised in the initial comments provided (Attachment 6). Further, a second engagement memo was shared by the applicant with the SHCA on 2019 May 08 to address follow-up questions and comments raised. The applicant and the SHCA held a second meeting on 2019 May 30 to address all remaining issues and questions in greater detail. No public meetings were conducted by the applicant or Administration in relation to this application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to the associated land use amendment, 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.

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### Strategic Alignment

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *SSRP*. While the *SSRP* makes no specific reference to this site, the supporting application is consistent with the *SSRP* policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and road closures 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)***

Map 1: Urban Structure of the MDP identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

#### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject site is located within the Standard Suburban policy area (Section 3.1.3). This policy area is to accommodate development that reinforces rural development patterns as they existed in the community prior to the adoption of the MDP in 2008. Development in such areas should be limited to single and semi-detached dwellings and a limited number of institutional or recreational uses. Administration finds that rowhouses can also be accommodated in areas proposed to be redesignated to the R-G District despite such housing forms not being explicitly recognized within the Standard Suburban policy area. The proposed Outline Plan anticipates accommodating 77 residential units resulting in a density across the developable area of 16 units per hectare (6.5 units per acre) and therefore complies with the range from 7 to 17 units per gross developable hectare (3 to 7 units per gross developable acre) envisioned for this area by the *Springbank Hill ASP*.

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**Social, Environmental, Economic (External)**

The proposed land use amendment accommodates additional housing forms at moderately higher densities that are not available within the current land use district. The 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 Area Structure Plan*. The proposed outline plan supports the associated redesignation of three parcels to various districts that accommodates low density residential development and preservation of natural area envisioned through the implementation of this plan.

**ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map
6. Community Association Letter