



South Hill Station Plan

Draft SAP Review

What We Heard, What We Did

March 13, 2018

The City of Calgary



South Hill SAP

What We Heard, What We Did
March 8, 2018

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Project Overview

In 2016 The City of Calgary started work on new Area Redevelopment Plans (ARPs) for the communities of Ramsay, Inglewood, and Millican-Ogden, as well as a Station Area Plan (SAP) for the South Hill area. These communities will be home to Green Line LRT stations, and because of that, it is expected that these areas will see increased development in the future. New ARPs and a SAP were developed to provide rules and guidance for future development in these communities; things like how to complement the local character, what level of density makes sense, and how to transition from high to low density or from residential to commercial within a community.

The Station Area Plan for South Hill started with a design concept developed as part of a 2015 Transit Oriented Development study and community design charrette. This initial concept was refined and translated into a draft policy plan through subsequent public engagement in 2016 and additional planning work by The City of Calgary. In the spring of 2017, The City of Calgary shared a draft Station Area Plan for South Hill that attempts to reflect community priorities, while also aligning with overarching policies in the Municipal Development Plan and the Calgary Transportation Plan.

Engagement Overview

In August of 2017, The City of Calgary conducted an additional round of public engagement in order to collect feedback on the draft SAP for South Hill. The results of this round of engagement are collected in this report-back.

Engagement to collect feedback on the draft SAP was collected through two related processes: the Green Line Area Redevelopment Committee, and a broad public survey.

Green Line Area Redevelopment Committee

The Green Line Area Redevelopment Committee (ARC) was comprised of residents and volunteers from the communities of Inglewood, Ramsay, Millican-Ogden and South Hill/Riverbend who met to review and discuss the draft area redevelopment or station area plan in their community. This group was tasked with providing additional local context to the document and identifying areas of the document where they felt that additional focus was required. This volunteer opportunity was advertised throughout the community and on-line, and interested participants were asked to submit an application to The City. Members were selected for this committee by The City of Calgary's Engagement Resource Unit and were purposefully chosen to try to provide a wide variety of local perspectives. As a result, this group included resident home-owners and renters, people who worked in the area, business owners, local developers or real-estate professionals, and community association members.

The Green Line Area Redevelopment Committee for South Hill met four times over the course of October & November of 2017.



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1. The first meeting for this group brought together ARC members for Ramsay, Millican-Ogden, and South Hill/Riverbend to see a background presentation on the Community Planning process in The City of Calgary and to discuss the purpose and limitations of a Station Area Plan.
2. The second meeting for the group included only the South Hill community members and included a detailed walk-through of the draft plan by the community planner who had developed it.
3. The third meeting began the process of collecting feedback from participants on the draft SAP. Committee members discussed different sections and recorded their specific thoughts. A session facilitator also recorded high-level themes raised by the group and helped to ensure that discussion moved through all of the sections of the document.
4. The fourth meeting for this group provided participants a chance to add additional comments or clarify issues that had been raised earlier. At this meeting, participants also reviewed the public feedback that had been collected through the online survey (described below) and helped to ensure that it was captured within the correct overarching theme.

Online Public Survey

From October 30 to November 14, 2017, an online survey was hosted on The City of Calgary's Engage Portal. This survey provided the general public with an opportunity to share their thoughts on the draft SAP. Participants were asked to review a PDF copy of the draft plan, and then, for each section of the SAP, asked to identify any areas within that section that could be updated to better fit the community context or meet community need.

What We Asked

Both the Green Line Area Redevelopment Committee and the open public survey asked the same questions of participants. For each of the four primary sections of the SAP document (Land Use Concept, Open Space and Parks, Mobility, and Infrastructure and Environment) as well as for the document as a whole, participants were asked to:

- Identify any areas within this section that could be changed to better fit the community context or meet community need.



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All of the feedback collected from the South Hill Green Line Area Redevelopment Committee participants as well as all feedback collected through the online survey has been combined into a single feedback data set. Similar responses have been grouped together into themes and a summary statement describing the central idea or community concern have been drafted for each theme.

The City's Technical Advisory Committee for the SAP – which includes representatives from Community Planning, Calgary Parks, and Transportation Planning – have reviewed all of the collected feedback, themes, and summary statements and have determined how the community feedback can best be addressed within the SAP.

The City's responses to the community feedback generally falls into one of four categories below:

- Suggested ideas or changes that can be incorporated directly into the SAP.

- Suggested ideas or changes that could be incorporated into the SAP with some additional community feedback and engagement.

- Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

- Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

- Suggested ideas or changes that may not be able to be incorporated into the SAP. In this case, The City would need to explain why.

The following pages outline The City's responses to all of the suggested ideas or changes. For a complete list of all verbatim comments, please see the What He Heard report back, published earlier here:

https://calgary.ca/engage/Documents/Green%20Line/ARP/South_Hill_draft_Station_Area_Plan_-_What_we_heard_FINAL.pdf

Next steps

- Administration will incorporate suggested ideas and concerns, where possible into the draft SAP.
- In the spring of 2018, The City will host an information session for South Hill to provide the public with an opportunity to view the finalized draft SAP, noting where stakeholder suggestions have been incorporated.
- The policy plan will be heard at Calgary Planning Commission and City Council for approval by the end of 2018.



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Detailed Responses

Land Use Concept Feedback

1. Residential areas within land use concept

What we heard

- Feedback identified both concerns and opportunities about building heights for residential mid-rise area.

City Response

- Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

Administration received council direction as a result of the 2015 charrette process to move forward with the development of the Station Area Plan which showed similar levels of intensities in South Hill. Additionally, South Hill is designated as a Community Activity Centre in the Municipal Development Plan, which requires the plan to meet an intensity target of 250 people and jobs per hectare. The 4-6 storey development in South Hill will allow the plan to achieve this target.



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2. Employment - Industrial & Employment- Intensive uses within land use concept

What we heard

- Seeking clarity on policy 3.2.21.
 - [3.2.21 Buildings demolished as part of the Green Line right of way and station construction are permitted to be rebuilt with similar dimensions and for a similar purpose to the demolished building elsewhere on the parcel, regardless of the associated building block on the land use concept map. City of Calgary Development Permit requirements remain in effect.]
- Some confusion between Employment - Industrial and Employment – Intensive.
 - [2.1.5 The majority of jobs in South Hill will be located within the Employment – Intensive building block. Development within this building block will consist of campus-style business development with direct connections to the Primary Transit Hub. Ancillary uses such as restaurants and coffee shops that support office jobs will be permitted; however, no comprehensive commercial retail developments will be permitted.]
 - [2.1.6 The Employment – Industrial building block in South Hill will provide a buffer between heavy industrial uses located outside the Plan Area and future Employment – Intensive Uses that will develop over time in the East Employment Area. Additionally, it provides a buffer to South Hill Village. In South Hill, Employment – Industrial will consist of light industrial uses that can transition over time to industrially based office uses.]

City Response

- ☑ Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

If the Green Line construction forces a building to be demolished, they can rebuild the same building in a new spot on their site no matter what the land use concept says. Administration will look at clarifying the language.

The land use Building Block overview, specifically policies 2.1.5 and 2.1.6 provide an overview of the each of the building blocks. This is expanded on in the Developed Areas Guidebook which is to be read with the Station Area Plan.



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3. South Hill Mobile Home Park

What we heard

- Interest in seeing a proactive approach to dealing with the mobile home park in the long-term.

City Response

- Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

The City does not currently have any plans to redevelop the South Hill Mobile Home Park. The area is designated as a Future Comprehensive Plan Area; any future development would require future planning work. Transition plans for the mobile home park do not fit within the scope of the SAP. Real Estate & Development Services, the steward of the land, would take the lead on further engagement in this regard.

The Developed Areas Guidebook states that a Future Comprehensive Plan Area identifies parcels that do not require the application of a building block because their redevelopment is not anticipated in the short or medium term. They are parcels typically over 1.0 hectare (2.5 acres), of single ownership, where redevelopment is too far into the future to determine their land use when the Local Area Plan is being created.



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4. Community amenities and services

What we heard

- Uncertainty around older-adult housing but interest in public safety facility (police/fire), day care, and Community Association space.

City response

- Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.
- Suggested ideas or changes that may not be able to be incorporated into the SAP. In this case, The City would need to explain why.

Older adult housing is defined in the Definitions section of the plan as “independent housing targeted towards older adults; does not include care facilities or assisted living”. This type of older adult housing is exempted from the recent changes to the Alberta Human Rights Act, meaning that while condos cannot prevent families from moving in to a typical condo, 65+ condos are still allowed under the act.

An analysis was completed to determine if a fire hall and/or police station would be required in the Plan Area and it was determined that the coverage area doesn’t require a new fire hall/police station, and that these services can be provided from existing fire halls and police stations.

A Community Centre is not planned for this area; however, the Station Area Plan encourages future developments to provide community spaces that create opportunities for social interaction, cultural programming and community gathering for South Hill residents (Policy 3.2.6).

The plan does not mention day cares specifically. The Building Blocks in the plan would allow for day cares to be constructed, but The City cannot mandate that a certain number be constructed. It would be up to a specific landowner to decide to build one or lease space to a tenant to provide one based on the market in the area.



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Open Space Feedback

5. Open Space

What we heard

- Interest in ensuring adequate open space in plan area.

City Response



Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

Municipal Reserve and Environmental Reserve would be taken at the time of Outline Plan/Land Use Amendment. At this the Outline Plan / Land Use Amendment stage, additional open space and park space would likely be provided in the area. At this time, the exact location of Municipal Reserve and Environmental Reserve is unknown, as such, it cannot be shown on any maps.



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6. Trees

What we heard

- Interest in preserving existing trees, and planting trees now so they are more mature when the area develops.

City response



Suggested ideas or changes that can be incorporated directly into the SAP.



Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

Station Area Plans are intended to serve as a guiding framework for development within a specific area and are not meant to include details on specific initiatives such as plans for tree protection and planting.

As planning and implementation of the new road network begins, streetscape improvements such as street furniture and tree planting could be included in the scope of the work. The City does seek to protect trees during construction and development.

Trees would be planted as per the land use bylaw's requirements at the development permit stage and construction activities must comply with the Tree Protection Bylaw's requirements. A Tree Protection Plan is required if construction activities will come within six meters of a public tree growing in the road right of way.

Policy has been added around preserving mature trees where possible.



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Mobility Feedback

7. Traffic Flow / Mobility Network

What we heard

- Interest in ensuring adjacent communities are not impacted by excessive traffic increase, while still maintaining connectivity for the station area.

City response

Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

Transportation modelling was completed as part of the Station Area Plan and ongoing Green Line work. The location of 90 Avenue SW has been finalized and construction will begin in the spring of 2018. The access at Riverstone Road is currently planned as transit-only, however policy 5.5.3. states vehicle access may be provided which would avoid having to amend the Station Area Plan in the future if the access is required.

5.5.3 Between Riverbend and South Hill along Riverstone Road SE:

- a. direct pedestrian, cycling, and transit connections shall be provided; and
- b. a vehicular connection may be provided.]

Additional transportation modeling and opening-day work is being completed as part of Green Line enabling works that isn't included in the SAP policy.



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8. Pedestrian / Cycling Links

What we heard

- Lots of interest in increasing pedestrian and cycling links within the plan, including connection with WID Canal, as well as back into Riverbend and Quarry park.

City response



Suggested ideas or changes that can be incorporated directly into the SAP.



Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

Administration will look at updating the Open Space Network Map (Map 13) to better demonstrate future and existing connections. Additional text in the policy could also provide more details about access in relation to Glenmore Trail and the Canal, for example.



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9. Future Transit Planning

What we heard

- Concern over potential future transit routes servicing the station and surrounding community.

City response



Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

Station Area Plans are intended to serve as a guiding framework for development within a specific area and are not meant to include detailed information such as transit routing. Calgary Transit updates their routes and service timing four times per year. As route information will change over time, especially when the transit hub at South Hill opens to Green Line and the bus hub, the Station Area Plan only shows the streets that will be constructed to allow for buses, not detailed information related to specific routes.



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10. Station Location / Integration with Adjacent community

What we heard

- Concern that the present station location will limit integration into the communities of Riverbend and Quarry Park.

City response

Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

Suggested ideas or changes that may not be able to be incorporated into the SAP. In this case, The City would need to explain why.

Council has approved the station locations and route alignment for the first phase of Green Line, so there are no opportunities to change the location of the South Hill LRT station. Policies in the SAP mention creating access to/from Riverbend and Quarry Park from South Hill.



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11. Parking

What we heard

- Discussion of managing parking impacts for residential areas and adjacent communities; suggestions for neighbourhood parking structures.

City response

Suggested ideas or changes that may not be addressed within the SAP, but could be addressed through other City projects or initiatives.

Suggested ideas or changes that are already embodied in the draft SAP. In this case, The City may need to provide clarification to where or how the document addresses the community concern.

Suggested ideas or changes that may not be able to be incorporated into the SAP. In this case, The City would need to explain why.

South Hill was not been designated by Council as a location for an LRT Park 'n Ride facility. Specific parking measures (permit parking, hourly limits on parking etc.) are out of scope for the Station Area Plan, but will be looked when the Green Line is constructed and once it opens to see where these types of measures may be beneficial to residents in Riverbend/South Hill.

Parking policies encourage decreased parking rates to encourage alternative transportation options for residents and employees in South Hill.

Further discussions regarding parking will take place as development occurs at the Outline Plan/Development permit stage.



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Infrastructure and Other Feedback

12. District & Alternative Energy

What we heard

- Additional district energy and alternative energy planning opportunities.

City response

- Suggested ideas or changes that can be incorporated directly into the SAP.

Administration will look into additional policies that can be added to the SAP.



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13. Plan Boundaries

What we heard

- Questions surrounding the plan area boundaries, specifically the Glenmore Inn lands being located in the South Hill SAP.

City response

- Suggested ideas or changes that may not be able to be incorporated into the SAP. In this case, The City would need to explain why.

In 2015, a decision was made to have separate charrettes for Ogden and South Hill by the Green Line Transportation Infrastructure team and the recommendation moving forward was to develop a Station Area Plan for South Hill. The rationale for the decision to keep the Glenmore Inn area in the South Hill SAP includes the following reasons:

- The Station Area Plan for South Hill is focused around the station and the proximity of the Glenmore Inn area to the Station (especially on foot and by bike) makes it more suitable to be in the South Hill Plan. Future residents would be more likely to walk to South Hill LRT station than to Ogden station. The slope from Glenmore Inn down to Ogden also separates it from the rest of Ogden to an extent.
- The redevelopment (heights, form of development) on the Glenmore Inn site align with what will be seen in South Hill Village, so having that area in one document would avoid policy duplication.



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14. Plan Updates

What we heard

- Specific instances where information needs to be updated or more detail is requested.

City response



Suggested ideas or changes that can be incorporated directly into the SAP.



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'Auto-oriented' and other terms are found in the definitions section on page 64. Italicising words that are found in the definitions would avoid having to look to see if certain words are defined. The City has aerial photos of Calgary taken once per year. The 2016 photo would be the latest one we can use currently, and we may be able to update before the item goes to council if the 2017 photo is ready.