

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0991

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Situated Consulting Co on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17. The application proposes redesignation of approximately 1.31 hectares (3.23 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated 16 dwelling units in low-density residential building forms, comprising single detached and semi-detached dwellings in the Residential – One / Two Dwelling (R-2) District.

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated outline plan application (CPC2019-0992) provides technical rationale to support the proposed land use amendment application. Conditions have been incorporated in the outline plan to effectively address the site's development.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 1.31 hectares \pm (3.23 acres \pm) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

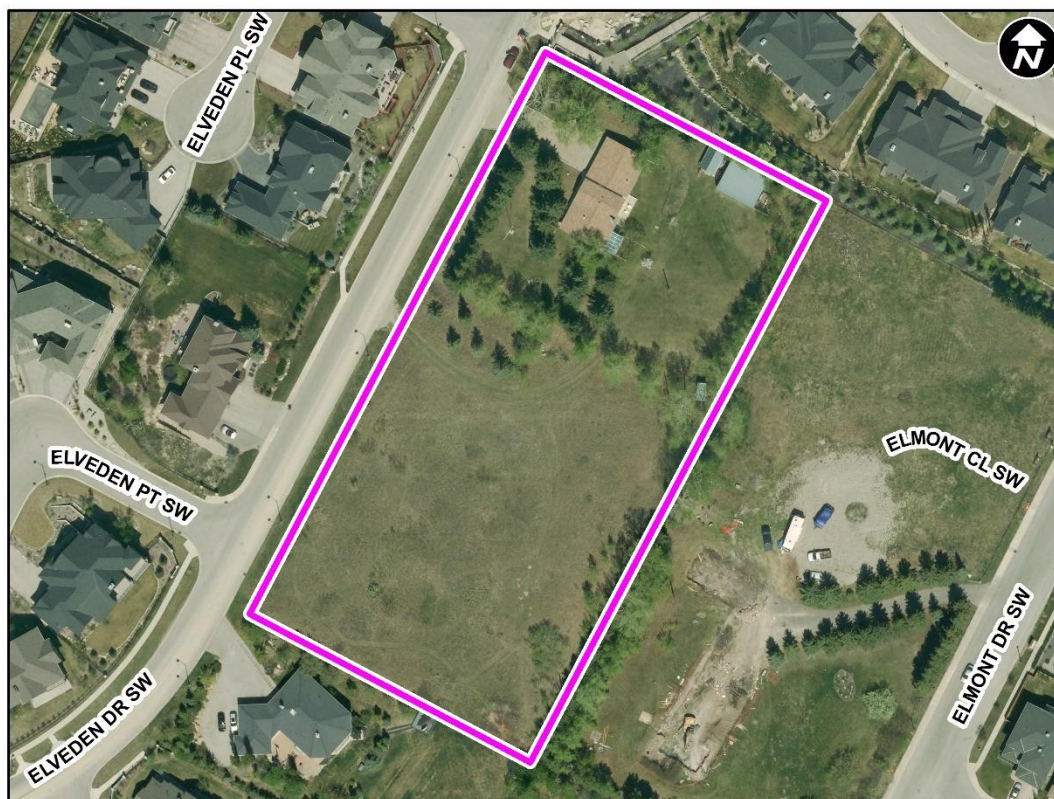
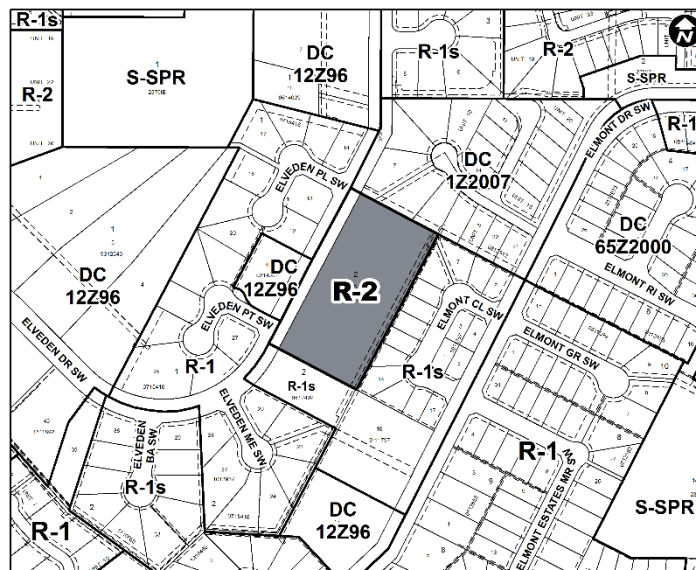
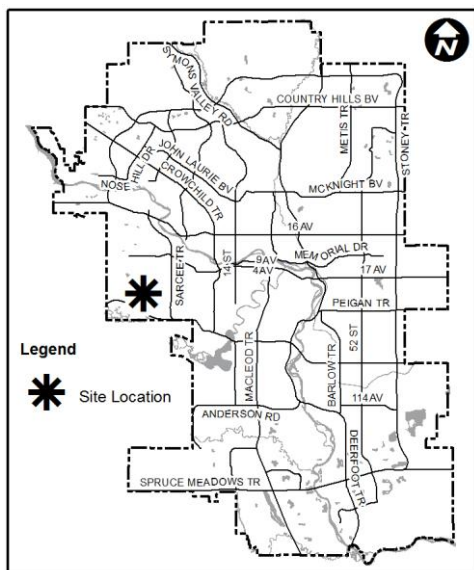
Situated Consulting Co submitted the subject application on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1). The application was submitted after the *Springbank Hill ASP* was approved by Council in 2017 June.

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Location Maps



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Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the southeast side of Elveden Drive SW, approximately 275 metres south of 26 Avenue SW.

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	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 and corresponding outline plan application (Attachment 2) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The associated outline plan informs a subdivision that is approximately 1.31 hectares (3.23 acres). The subdivision design, layout, road and pathway network were influenced by the unique natural and topographical features of the land.

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Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development within Bylaw 2P80. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The land use amendment application proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to Residential – One / Two Dwelling (R-2) District.

The associated outline plan (Attachment 3) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-2 District is 13.79 units per hectare (5.58 units per hectare) complies with the Standard Suburban land use classification in the *Springbank Hill ASP* that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Transit serves the area within 500m to the east in both directions along 69 Street SW and within approximately 400 metres to the west and north in both directions along 77 Street SW and at 26 Avenue SW / Springborough Boulevard SW, respectively.

The developer will be extending the existing sidewalk along the east side of Elveden Drive SW to tie into their development. In order to enable some permeability, made even more challenging by the existing area-wide terrain steep grades and an adjacent development, a

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stair-cased walkway was envisioned by the local community linking these developments. This link enhances connectivity through the neighbourhood and serves the neighbourhood Griffith Woods School, Menno Christian School, Elmira Park as well as the other nearby high schools and Ambrose University directly north.

Utilities and Servicing

Water servicing will be provided via a connection to Elveden Drive SW. Upgrades to the water network will not be required as part of this application. Sanitary and storm servicing will be provided via a connection to the parcel to the east (28 Elmont Drive SW – LOC2014-0046) along the north boundary of the plan area. An 8.0m wide easement will be registered at tentative plan to protect the connecting infrastructure. The plan also incorporates several concrete swales as part of its stormwater management strategy. The swales will be protected with appropriate overland drainage easements at the tentative plan 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 landowners, the Springbank Hill Community Association and the application was advertised online.

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

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Request that the developer pay particular attention to design of retaining walls as the community had some back experiences with flooding due to improper design.
- Support for the City's desire to promote connectivity between developments and welcome any opportunity for the developer to address this where possible.

Administration also received eight letters of opposition during the review of the application. A summary of perceived concerns includes:

- Opposition to the proposed R-2 density as it does not fit with the rest of Elveden.
- Concern about negative impact to property values.
- Concern with the developer's approach to communication and engagement.

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- Negative impact to adjacent properties due to overland water flow.
- Worried developer will remove existing evergreen trees along north border of development.
- Negative impact to the transportation network and increased traffic caused by R-2 development.

The concerns were noted by Administration and a meeting with adjacent landowners and the applicant was held in 2019 July to review the drainage, tree preservation and transportation concerns in detail. It was communicated that these items would be addressed prior to tentative plan approval.

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) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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 land use area as identified on Map 2: Land Use Concept of the *Springbank Hill ASP*. Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. The proposed redesignation is in alignment with the *ASP*.

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Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill, facilitates development and conserves environmentally significant lands.

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 known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed land use amendment and associated outline plan facilitates residential development, public open space and preservation of natural areas envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan