

Applicant's Submission

July 27, 2019

30 Elveden Drive SW, Springbank Hill

DC12Z96 to R-2

The land use redesignation for the 1.16 hectare (2.87 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-2 (Residential One / Two Dwelling) district. The development by Leef Custom Homes will consist of 14 semi-detached villa-style units and 2 single detached units for a total of 16 units. The intent is to build high-quality villa units geared towards active adults. A majority of the units will have views of the City.

The proposed R-2 land use district is in keeping with the existing land uses in the area and in compliance with the Springbank Hill Area Structure Plan (ASP), which identifies the parcel for *'Standard Suburban'* residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). As per the ASP, *'Standard Suburban' areas represent a development pattern that existed prior to the adoption of Calgary's Municipal Development Plan and support the development of single and semi-detached housing.* The proposed 16 dwelling units will result in a density of 13.79 units per hectare (5.57 units per acre). The semi-detached villa units will add to diversity of housing type in the area.

There is no Municipal Reserve owing on the parcel. An existing 2.5 hectare park is located within 120m walking distance with direct pedestrian connections from the development.

Leef Custom Homes has worked in collaboration with the Springbank Hill Community Association, the adjacent residents and the City to enhance pedestrian connectivity between Elmont Drive and Elveden Drive through the provision of a public pathway within the subject parcel and retroactively within the parcel to the east, currently under construction by Leef Homes.

We respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary and enhances pedestrian connectivity in the area.