

**LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
ELMONT DRIVE SW AND 69 STREET SW  
BYLAW 114D2017**

**MAP 10W**

**EXECUTIVE SUMMARY**

This land use amendment application proposes to redesignate and subdivide 1.15 hectares of land located within the southwest community of East Springbank to accommodate 17 single-detached homes in a single detached residential environment and dedicate a public residential roadway within the development (Elmont Close SW).

The subject site currently resides within a Direct Control District under Bylaw 12Z96. The purpose of this omnibus 1996 Bylaw was to provide for rural residential development for a large area of the City's southwest quadrant adjacent, at that time, to existing rural lands.

**PREVIOUS COUNCIL DIRECTION**

No previous Council direction.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 09

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 114D2017; and

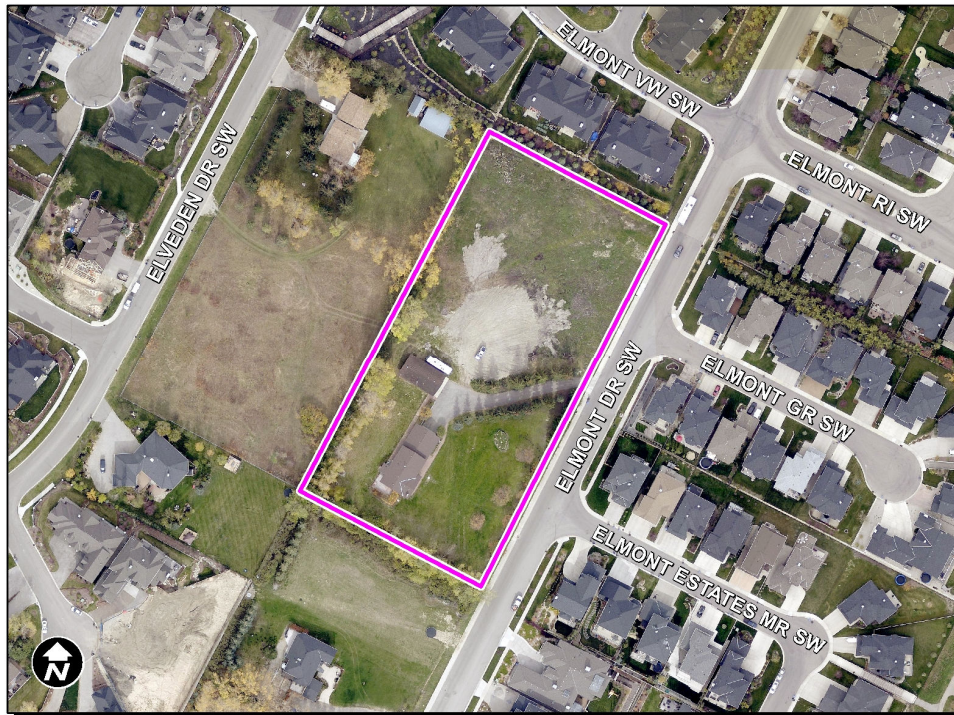
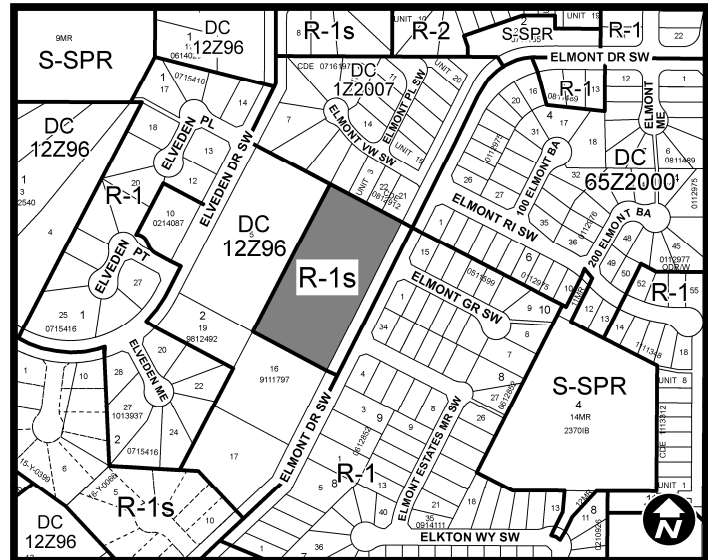
1. **ADOPT** the proposed redesignation of 1.15 hectares  $\pm$  (2.85 acres  $\pm$ ) located at 28 Elmont Drive SW (Plan 2307IB, Block 2, Lot 9) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 114D2017.

**REASON(S) FOR RECOMMENDATION:**

This application continues the in-fill pattern of development within this precinct of the East Springbank community. The application aligns with the Land Use Concept Map of the East Springbank where standard density infill development is the predominant land use.

**ATTACHMENT**

1. Proposed Bylaw 114D2017

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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.15 hectares  $\pm$  (2.85 acres  $\pm$ ) located at 28 Elmont Drive SW (Plan 2307IB, Block 2, Lot 9) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District.

**Moved by: R. Wright**

**Carried: 7 – 1**  
Opposed: G.-C. Carra

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**Applicant:**

CIMA+

**Landowner:**

1759255 Alberta Ltd (Ben Li)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the southwest community East Springbank 1, west of 69 Street SW within the sub-community of Elmont Estates. Ambrose University is located several blocks to the north of this area across Sirocco Avenue SW. The site is currently developed as a single detached residence on the western one-half of the site with the undeveloped eastern portion of the site wooded.

Existing development surrounding the subject site is primarily single detached with semi-detached homes adjoining the site to the east. This proposal is in keeping with the character of this existing community which offers a predominance of single standard density infill housing stock under R-1 and R-1s designation.

**LAND USE DISTRICTS**

The subject site is currently designated Direct Control under DC Bylaw 12Z96. The purpose of this omnibus 1996 Bylaw was to provide for rural residential development for a large area of the City's southwest quadrant adjacent, at that time, to existing rural lands. Subsequent development to the west into Springbank Hill has set a development pattern of predominantly single family detached and estate lot development.

The proposal to redesignate to the stock district of Residential – One Dwelling (R-1s) District is consistent with the ASP and surrounding development. The stated purpose of the R-1s is intended to accommodate residential development in the form of single detached dwellings in the developing area and to accommodate a secondary suite or a backyard suite on the same parcel as a single detached dwelling.

**DENSITY**

The density proposed for this development is slightly higher than the range of densities endorsed within the East Springbank 1 Community Plan (7.4 - 12.4 units per hectare / 3.0 – 5.0 units per acre). The application proposes an overall density of 14.8 units per hectare (5.98 units per acre) and considered appropriate given the varying aggregate density of the surroundings.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The MDP identifies this site as Developed – Inner City. This typology is applied primarily to older areas within the City that were subdivided and developed prior to 1950, but does include some newer areas as well. Policies for the Inner City focus on intensification, expansion of local commercial uses and integration of transit within new development. This application meets the intent of these policies, within what is feasible, given the relatively small size of this proposal. In addition, this application supports broad, city-wide land use and housing goals and objectives.

East Springbank Area Structure Plan (ASP)

The East Springbank Area Structure Plan (ASP) was adopted by City Council in 1997 June and replaced the East Springbank Joint General Municipal Plan approved by The City of Calgary and the Municipal District of Rockyview in 1994 May. The ASP is a statutory plan that applies to approximately 10 square miles (2,700 hectares) of land, including the East Springbank I Community Plan Area. As such, that plan sets out land use policy areas including residential densities, a transportation network and servicing. The East Springbank I Community Plan applies to one community within the East Springbank ASP area and utilizes as many of the Sustainable Suburbs Study principles as appropriate to this area. Both the East Springbank ASP and the East Springbank I Community Plan are to be used concurrently.

The East Springbank 1 Plan also promotes a moderate mix of housing types in this area, including single detached, semi-detached and townhouses, with any multi-residential housing located in close proximity to amenities (i.e. a park).

**SUBDIVISION DESIGN**

The Outline Plan proposes 17 lots concentrated around a new public looped roadway (Elmont Close SW) connecting to Elmont Drive SW. The loop creates an internal cluster of 4 lots; all 17 lots will be served by this internal roadway. These lots conform to the rules of the R-1s district.

The proposed 17 lots range in size from 460 square metres to 889 square metres. The net area of the parcel devoted to individual lots represents 77 percent of parcel with the area devoted to the internal roadway representing 23 percent.

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**TRANSPORTATION NETWORKS**

The proposed development is accessed 69 Street SW from either 17 Avenue SW or Glenmore Trail via Sirocco Drive SW. The area is serviced by bus route 454, connecting the Signal Hill community and the Springbank Hill community with multiple bus routes at the Sirocco LRT Station on 17 Avenue SW) which provides connections to the 69 Street LRT station via a two minute bus ride up 69 Street SW.

**UTILITIES & SERVICING**

Water servicing will consist of a 250 millimetre looped water main tying into the existing 250 millimetre watermain along Elmont Drive SW.

An internal stormwater loop will collect flows and direct them into the existing 375 millimetre stormwater main in Elmont Drive SW. Concrete drainage swales along the north, south and west boundaries of the development will collect overlot flows to ensure drainage does affect adjacent properties.

Sanitary servicing will drain by gravity through an on-site collection loop to the existing 200 millimetre gravity main in Elmont Drive SW.

Telephone, electric, cable television and gas service are available to the site and will be provided internally by extension from those systems.

**ENVIRONMENTAL ISSUES**

The following reports have been submitted in support of the application and are satisfactory:

- Phase 1 Environmental Report;
- Geotechnical Investigation;
- Biophysical Impact Assessment Report and Addendum; and
- Hazard Building Materials Survey Report.

**GROWTH MANAGEMENT**

There are no growth management constraints identified for this development proposal.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Comments from the Springbank Hill Community Association were received stating opposition to development of small parcels less than ten acres in size.

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**Citizen Comments**

Administration received 3 individual letters of concern identifying smaller parcel sizes, concerns regarding construction staging and traffic and parking along Elmont Drive.

**Public Meetings**

Public meetings were not required or held as part of the review of this proposal.

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**APPENDIX III**

**APPLICANT'S SUBMISSION**

This application is for the re-designation of a +-1.15 hectare (+-2.85 acre) land parcel in the community of East Springbank in the South West of Calgary. The application proposes a re-designation from the existing DC 12Z96 to a proposed land use of R-1s residential single-detached district.

Lands to the north have been developed into a multi-family development while directly to the east is a development of R-1 single family homes. To the south and west are situated two separate acreage's under the private ownership of two different landowners, each containing a single detached home.

The proposed plan follows the land use principles established in the East Springbank ASP adopted by Council on October 1, 2001 (Bylaw 24P2001) with amendments Bylaw 29P2001, 4P2002, 10P2003, 6P2008 and 59P2008.

The design concept conforms to the area structure plan and is located within the Standard Density Infill Development Area of the Plan. The design concept provides an attractive extension of the existing community and allows for development while taking into account the significant slope of the site. Large lots have been designed to allow for reasonable lot and homesite development and maintenance of as many existing trees as possible on the site.

Representatives of 1759255 Alberta Ltd spoke with the owners of the neighboring acreage parcels to determine if it would be possible to incorporate their lands in the outline plan area but the owners were not receptive to the idea. The entire depth of the parcel of land is only 78.9m which does not allow for the City's preferred depth of 30m before the bulb on a cul-de-sac and still allow for the required lot depth for R-1s lots. As a solution, the two cul-de-sac proposal was abandoned in favor of a residential loop road. We believe the proposed design now is the best possible design to meet as many requirements as possible.

The residential zoning proposed is the same as, or compliments, the existing development surrounding the site. Together these developments, both those approve and that requested in this application, follow the direction outlined for this area in the East Springbank Area Structure Plan. The development of this land parcel will continue the same character called for in the ASP and already approved and evidenced in current development immediately surrounding the parcel. The proposed lotting will utilize a similar range of lot sizes as those approved on these adjacent lands.

We respectfully request the approval of this land use re-designation application to further advance and continue the desired development of this section of the East Springbank community evidenced in previous decisions regarding this South West community.