

**POLICY AMENDMENT AND LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
SOUTHWEST CORNER OF 26 AVENUE SW AND ELVEDEN
DRIVE SW
BYLAWS 7P2017 AND 46D2017**

MAP 10W

EXECUTIVE SUMMARY

This application is for a policy and land use amendment to redesignate an acreage parcel in Springbank Hill from DC Direct Control District to Residential – One Dwelling (R-1s) District to allow for the development of 11 single detached dwellings. The policy amendment is a change to the Land Use Concept to designate the subject parcel as Urban Development from Low Density Infill Development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 December 01

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 7P2017 and 46D2017; and

1. **ADOPT** the proposed amendment to the East Springbank Area Structure Plan Appendix 1: Revised East Springbank I Community Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 7P2017.
3. **ADOPT** the proposed redesignation of 0.87 hectares \pm (2.17 acres \pm) located at 7327 – 26 Avenue SW (Plan 3530AK, Block A, Lot 16) from DC Direct Control District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 46D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district would be compatible with the existing adjacent development and would comply with the proposed Urban Development density range in the East Springbank Area Structure Plan Appendix 1: Revised East Springbank I Community Plan (ASP).

ATTACHMENTS

1. Proposed Bylaw 7P2017
2. Proposed Bylaw 46D2017
3. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the East Springbank Area Structure Plan Appendix 1: Revised East Springbank I Community Plan (APPENDIX II).

Moved by: S. Keating

Carried: 6 – 3

Opposed: R. Wright, L. Juan
and G.-C Carra

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.87 hectares \pm (2.17 acres \pm) located at 7327 – 26 Avenue SW (Plan 3530AK, Block A, Lot 16) from DC Direct Control District to Residential – One Dwelling (R-1s) District.

Moved by: S. Keating

Carried: 6 – 3

Opposed: R. Wright, L. Juan
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Reasons for Approval from Mr. Foht:

- I supported this application for the following reasons:
 - The development compliments the adjacent land use in the terms of urban design.
 - While the density is low, it fits with the neighbourhood context.

Reasons for Approval from Mr. Friesen:

- I supported this development proposal as the most viable use of the remaining land in the area. This type of small scale cul-de-sac development is very limiting in the way it interacts with the larger community. The City should find ways to encourage better patterns of development by creating master plans with more overall vision. Unfortunately refusing this type of small scale development at this point would not necessarily lead to a better solution in this area in the future. A better pattern of development should have been established for this area much earlier.

Reasons for Opposition from Mr. Wright:

- This form of development, while “fitting in” is entirely inappropriate. We expect established neighbourhoods to change with redevelopment and this is indeed a form of redevelopment.

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Applicant:

Scheffer Andrew Ltd

Landowner:

Elveden Developments Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Springbank Hill at the southwest corner of 26 Avenue SW and Elveden Drive SW. The parcel is an existing single detached acreage. The site is surrounded by single detached dwellings to the north and south, semi-detached to the east and acreages to west.

The site slopes from northwest to southeast and contains existing trees along the periphery of the northwest corner of the site.

Springbank Hill	
Peak Population Year	2016
Peak Population	9995
2016 Current Population	9995
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The land use amendment redesignates from DC Direct Control District to Residential – One Dwelling (R-1s) District. The proposed R-1s district has the ability to accommodate secondary suites on parcels. The development proposes a density of 12.5 units per hectare \pm (5.1 units per acre \pm).

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).

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Municipal Development Plan (MDP)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan* as identified on Map 1 in the Municipal Development Plan (MDP).

East Springbank Area Structure Plan Appendix 1: Revised East Springbank I Community Plan (ASP)

The site is currently designated as Low Density Infill Development in the ASP. The existing policy has a density range of between 2.5 and 7.4 units per hectare (1.0 to 3.0 units per acre) and a minimum lot size of 929 square metres (10,000 square feet).

The proposed ASP amendment contained in APPENDIX II, would designate the site as Urban Development with a density range of between 9.9 and 17.3 units per hectare (4.0 to 7.0 units per gross developable acre) and no lot size requirement.

The lands to the north are designated Urban Development, to east Standard Density Infill Development with a density range of 7.4 and 12.4 units per hectare (3.0 to 5.0 units per acre) and to the south and west Low Density Infill Development.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment is not required as part of this application. Access would be provided by a cul-de-sac extending from Elveden Drive SW.

UTILITIES & SERVICING

Existing services are available and will be extended to the proposed site.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was completed for the subject site and no further work is required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features have been provided at this time.

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GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Springbank Hill Community Association comments are attached in APPENDIX III. They have no objection to the proposed application and provided two comments as follows:

1. We understand that the tiered landscaping at the cul de sac at the east end of the new development will include a series of small retaining walls and that the height of these walls will be kept to a minimum, ideally no more than one metre high.
2. We would like the opportunity to review the perimeter fence design along the South side of 26th Avenue, prior to construction, to ensure the design will conform to community standards.

Citizen Comments

Comments were received from the adjacent neighbours in the development to the east. The concerns are outlined as follows:

- Overland drainage and flooding;
- Density; and
- Shading and Privacy Issues.

Overland drainage will be captured by storm drains within the road right-of-way and by an overland drainage swale along the south and east boundary of the site. The overland drainage swale will connect with the existing swale to the south. Overland drainage during construction will be reviewed through the future development permit or development agreement.

The proposed density is consistent with the adjacent developed area. The proposed built form and the option of secondary suites is compatible with the adjacent area.

Public Meetings

No public meetings were held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject site encompasses 1.01 ha (\pm 2.5 acres) of land in the community of Springbank Hill located at 7327 26 Avenue SW. The Site is located in the Southwest community of Springbank Hill lining the south side of 26 Avenue SW. Surrounding land uses to the west and southwest by low density residential developments and to the southwest by acreage lots with single-detached residential dwellings. To its immediate east are a series of Standard Density residential developments.

This Outline Plan application proposes a subdivision of 1.01 ha (\pm 2.5 acres) from an acreage residential lot to eleven (11) residential lots. It proceeds in conjunction with an application for Land Use Redesignation from Direct Control 12Z96 ("DC") to Residential One Dwelling ("R-1S") to accommodate single detached residential development. The R-1s will ensure that the single detached parcels being proposed are able to accommodate the development of secondary suites in accordance with Council direction.

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APPENDIX II

PROPOSED POLICY AMENDMENT

- (a) Delete the existing Map 2 entitled “Land Use Concept” and insert the revised Map 2 entitled “Land Use Concept” as follows:



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APPENDIX III
LETTERS SUBMITTED

Dear Shawn,

I am responding to the request for comment on application for the subject file, on behalf of the planning committee of the Springbank Hill Community Association. I have also copied Neil Guay, the chair of our planning committee for the community association, as well as the applicant, Mr. Bob Ding.

We have reviewed the proposed Land Use Amendment and Outline Plan for the parcel of land at the Southeast corner of 26th Avenue and Elveden Drive SW. We have no objections to this application as it appears to be consistent with the proposal development plan our community association members reviewed with Mr Bob Ding earlier this summer. We do have two comments that we would like to include in your official records:

1. We understand that the tiered landscaping at the cul de sac at the east end of the new development will include a series of small retaining walls and that the height of these walls will be kept to a minimum, ideally no more than one metre high.
2. We would like the opportunity to review the perimeter fence design along the South side of 26th Avenue, prior to construction, to ensure the design will conform to community standards.

If you have any questions you can contact me at traffic@springbankhill.org, or by phone at 403-461-6458.

Sincerely,

Elio Cozzi
Chair, Traffic Committee
Springbank Hill Community Association

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APPENDIX IV
 OUTLINE PLAN

