

Planning & Development Report to
Calgary Planning Commission
2021 May 6

ISC: UNRESTRICTED
CPC2021-0498
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**Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW,
LOC2020-0188**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.18 hectares ± (2.92 acres ±) located at 55 Elmont Drive SW (Plan 2011073, Block 4, Lot 17) from Direct Control District to Residential – One Dwelling (R-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the subdivision of six lots on the subject site.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*.
- What does it mean to Calgarians? The proposed R-1 District would allow for a modest increase in density in the area, and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposal would contribute towards a greater diversity of housing options, and achieve sustainable growth in Calgary.
- A subdivision application has been submitted, and is under review. No development permit application(s) have been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Lighthouse Studios on behalf of the landowners, Craig Senyk and Cara Senyk, on 2020 November 27. A subdivision application (SB2021-0116) has been submitted and is currently under review by Administration. A summary of the subdivision application is provided in Attachment 5.

The subject site is located in the southwest community of Springbank Hill at the northeast corner of Elmont Drive SW and Elkton Drive SW. The existing Direct Control (DC) District (Bylaw 12Z96) was put in place when the area was annexed into the City, and provides for rural residential development that is consistent with the character of the existing area. The site is approximately 1.18 hectares (2.91 acres) in size with an irregular shape fronting onto Elmont Drive SW and Elkton Drive SW. The site consists of a single detached dwelling fronting onto Elmont Drive SW.

As noted in the Applicant Submission (Attachment 2), the intent is to subdivide five additional lots at the southern portion of the subject site. The northern portion, where the existing dwelling and the associated amenity area are located, is intended to remain as is. The proposed R-1

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District is consistent with the *Springbank Hill ASP* and is compatible with the surrounding context.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant distributed letters to the adjacent neighbours and contacted the Springbank Hill Community Association to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of support from the public.

The Springbank Hill Community Association provided a response on 2020 January 14 (Attachment 4) requesting that the applicant consider reducing the number of proposed lots to be more contextually consistent with the surrounding area, and requested further information about the site grading.

The applicant has since been in correspondence with the Community Association and addressed these comments. Detailed correspondences are included in the Applicant Outreach Summary (Attachment 3).

Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed land use redesignation and has determined the proposal to be appropriate.

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.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Springbank Hill. The development of these lands will enable a more efficient use of land and infrastructure, and support surrounding uses and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the future development permit which will align with the City's [Climate Resilience Strategy](#). Details of these measures can be found in Attachment 1.

Economic

The proposed land use amendment provides housing opportunities, and supports local business and employment opportunities within the Springbank Hill community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Subdivision Application (SB2021-0116) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform