

# Applicant Submission

April 1, 2021

**55 Elmont Drive SW LAND USE REDESIGNATION  
LOC2020-0188 DC12Z96 to R-1  
APPLICANT'S SUBMISSION**

The proposed Land Use Redesignation from DC12Z96 to R-1 is for 1.18ha (2.9ac) recently consolidated parcel located at the northeast corner of the intersection of Elmont Drive and Elkton Drive SW in the community of Springbank Hill. The parcel is currently in the ownership of the Senyk family.

The redesignation will enable the intended subdivision of the southern 0.57ha (1.4ac) of the parcel to five (5) single detached lots off of Elmont and Elkton Drives to be developed by William Blake Homes Ltd. The northern 0.61ha (1.5ac), which accommodates the Senyk house and associated amenity area, will remain in their ownership. No public roads are required to enable the proposed subdivision as 2 lots will have access off Elkton Drive and 3 lots off Elmont Drive. The municipal reserve on the parcel has been previously dedicated.

The intended subdivision on the southern 0.57 hectares (1.4 acres) to five lots will result in a density of 8.93 units per hectare (3.6 units per acre) which falls within the density policy range of 7-17 units per hectare (2.8-6.8 units per acre) stated in the Springbank Hill Area Structure Plan. The proposed parcel sizes are compatible with the existing redevelopment in the area, which consists of single and semi-detached housing allowed under the ASP policies. One larger lot off Elkton Drive will allow for a custom home with outdoor amenities which is characteristic of the area.

As part of the land use redesignation process, William Blake Homes reached out to the Springbank Hill Community Association and adjacent residents using the Applicant Led Community Outreach toolkit by the City of Calgary. A summary of the outreach is included in the submission. There were no significant concerns expressed by the Community Association and no responses received from the adjacent residents.

The proposed redesignation and subsequent subdivision will facilitate the completion of Elmont and Elkton Drives to urban standards. We respectfully request City Administration, Calgary Planning Commission and City Council's support.

