

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
NORTH OF HIGHWAY 8 AND WEST OF 69 STREET SW
BYLAW 172D2016**

MAP 10W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from DC Direct Control District to a Residential - One Dwelling (R-1s) District to allow for three residential developments. A subdivision application is currently on hold pending the outcome of this land use application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 172D2016; and

1. **ADOPT** the proposed redesignation of 0.60 hectares \pm (1.48 acres \pm) located at 7660 Elkton Drive SW (Plan 2370IB, Block 2, Lot 15) 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 172D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district allows the desired residential developments that are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

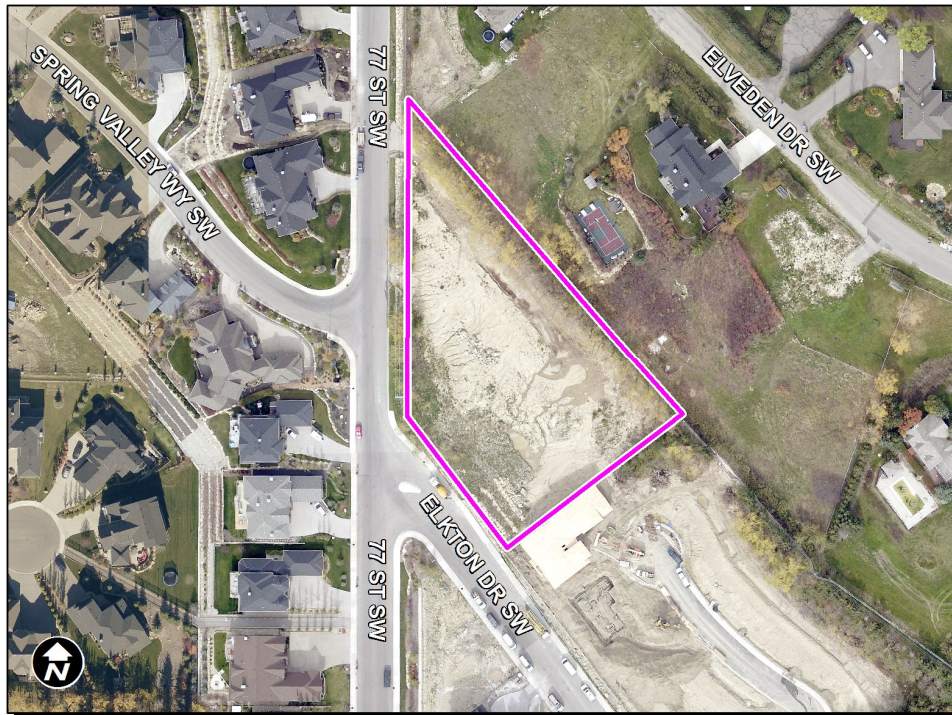
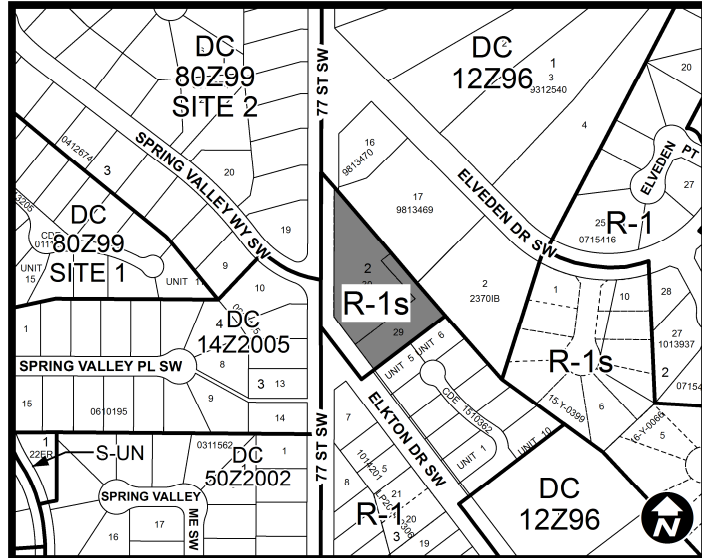
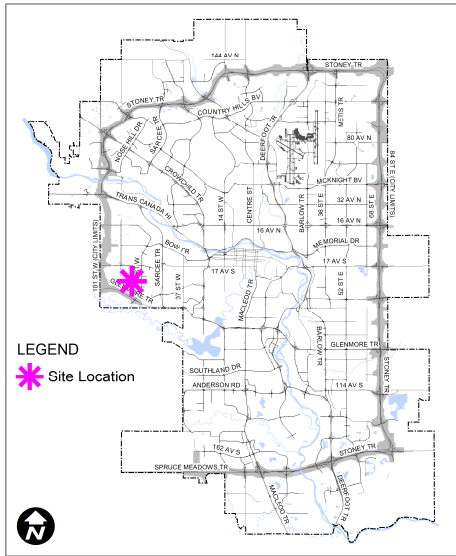
ATTACHMENT

1. Proposed Bylaw 172D2016

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MAP 10W

LOCATION MAPS



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MAP 10W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.60 hectares \pm (1.48 acres \pm) located at 7660 Elkton Drive SW (Plan 2370IB, Block 2, Lot 15) from DC Direct Control District to Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 7 – 0

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Applicant:

Brown & Associates Planning Group

Landowner:

John Kozole
Linda Kozole

PLANNING EVALUATION

SITE CONTEXT

The subject site is located north of Elkton Drive SW and East of 77 Street SW. These lands are located adjacent to an existing low density residential area.

LAND USE DISTRICTS

Current Land Use District – DC Direct Control District

Development guidelines found in the existing District include:

- Lot area restriction to no less than 0.5 acres
- Site development requirements including water, sanitary servicing, and stormwater information, and a concept plan.

Proposed Land Use District – Residential One Dwelling (R-1s) District

Development guidelines of the proposed R-1s District include:

- Single-detached dwellings
- Secondary suites.

The proposed amendment is compatible with similar changes that have been made in the surrounding area, and the development of single detached homes is in character with the community.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcel is located within a Residential – Planned Greenfield with Area Structure Plan (ASP) area (as identified in Map 1: Urban Structure of the MDP). While the MDP does not make specific reference to the site, the proposal is in line with a number of MDP policy areas including:

2.2 Neighbourhood infill and redevelopment

“Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and

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increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.”

East Springbank Area Structure Plan (ASP)

The subject site is located within the Standard Density Infill Development Area of the East Springbank ASP, which indicates:

2.2.3 Policies

“All types of residential dwellings should be permitted in Standard Density Infill Development Areas.”

TRANSPORTATION NETWORKS

No comment.

UTILITIES & SERVICING

Water, sanitary and storm sewers are available in Elkton Drive SW and 77 Street SW to service the site. Development servicing will be determined at the Subdivision and Development Permit stage to the satisfaction of Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this site.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the comment deadline.

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Brown & Associates Planning Group (B&A) is submitting this Land Use application on behalf of 1811158 Alberta Ltd for a property located at 7660 Elkton Drive SW in the Springbank Hill neighbourhood of southwest Calgary. The intent is to allow for three single detached dwelling lots to be created, which will be accessed from 77 Street SW by a shared driveway. The site area is 0.60 ha (1.49 ac) and the property is legally described as Plan 2370IB; Block 2; Lot 15. The application proposes to redesignate a 0.60 ha (1.49 ac) site from Direct Control (DC12Z96) District to Residential – One Dwelling (R-1s) District.

The property is currently vacant, with one single family house in the process of obtaining Development Permit approval under DP2015-1857. The site most recently contained one single family house and several sheds, which were demolished in 2014. The property contains many significantly sloped areas, exceeding 33% for over 20% of the site, which creates challenging constraints. Retaining walls were constructed on Elkton Drive and 77 Street for the previous development, and additional retention will be added to the site to accommodate the proposed development.

Our proposed Land Use represents a suitable level of development for the subject site that will meet the intent of all relevant City policies, the geographical constraints of the site, and the character of the surrounding area. Where one house once stood, three homes are now proposed. When the lands that cannot be built upon due to the significant slopes and retaining walls are taken into account, the density will be within the 3 to 5 upa range recommended by the East Springbank ASP in effect for this area.

The majority of the surrounding area contains lower density, larger estate homes. Much of the area already contains R-1 / R-1s Land Use which was redesignated from DC12Z96. The lot sizes, housing types, and Land Use proposed for the subject site will therefore fit with the character of this surrounding area.

The housing proposed on the site will be both unique and attractive, responding to the significant slopes of the property and complementing the higher-end homes already built or under construction. The overall development will therefore provide significant value to both the Springbank Hill neighbourhood and City of Calgary through additional property taxes and the aesthetics of the buildings.

Finally, a significant amount of work and time has already gone into reviewing this site by the City administration and the consultant team through the subdivision SB2015-0037 and Development Permit DP2015-1857 processes. We believe that all technical issues have been resolved and that there will be no issues with an R-1s Land Use for this site.