

Background and Planning Evaluation

Background and Site Context

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 property is approximately 1.18 hectares (2.92 acres) in size, with frontage onto Elmont Drive SW and Elkton Drive SW.

The northern portion of the subject site, where an existing single detached dwelling and amenity area are located, will remain as is. The southern portion of the site will accommodate three new parcels (ranging from 705.63 to 718.47 square metres in size) fronting onto Elmont Drive SW, and two new parcels (885.64 and 2,658.38 square metres in size) fronting onto Elkton Drive SW.

The applicant indicated that the landowners are planning for additional private amenities in the southeast corner. For this reason, the proposed parcel in the southeast corner is relatively larger in size (approximately 2,658.38 square metres) compared to the other proposed parcels and the surrounding context (approximately 500 to 800 square metres).

The surrounding area mainly consists of low density suburban residential development that is designated as R-1 District. Pockets of DC District ([Bylaw12Z96](#)) are found in the vicinity and accommodate existing rural residential development in the area.

Community Peak Population Table

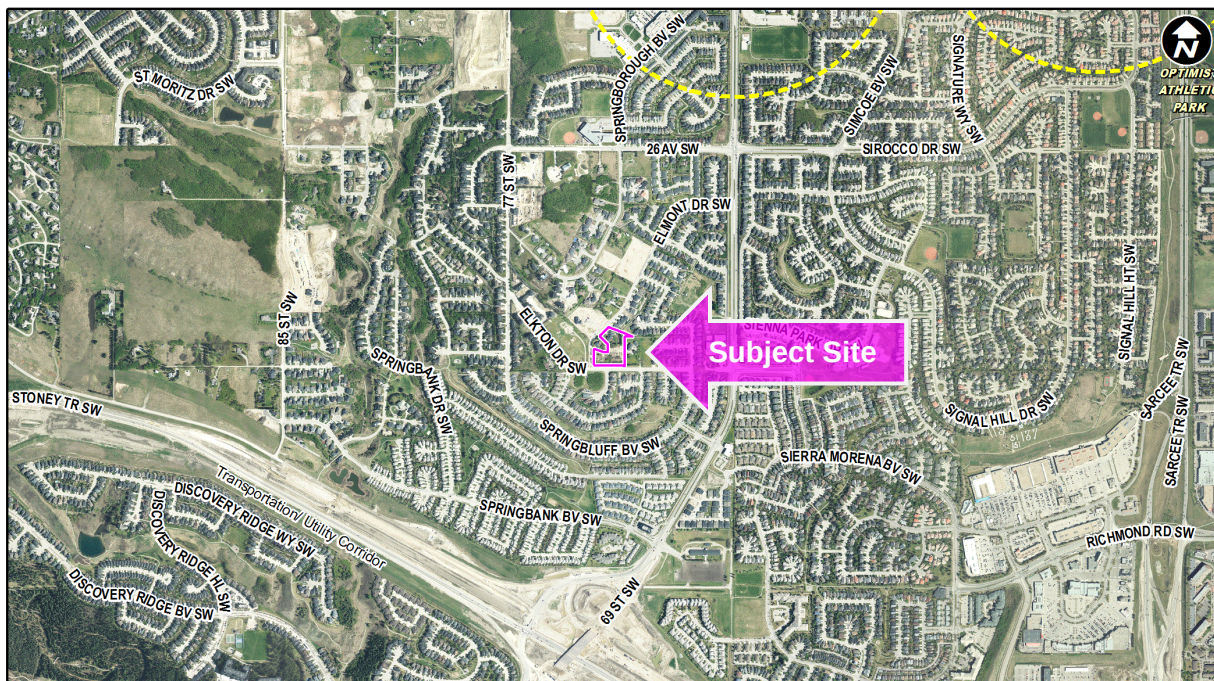
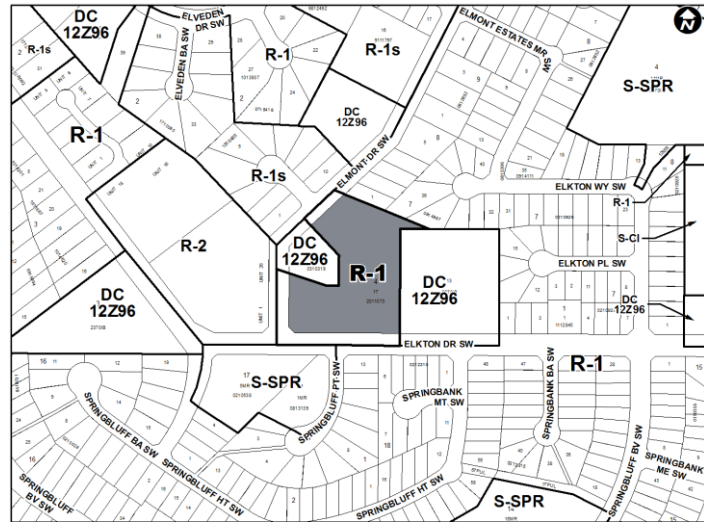
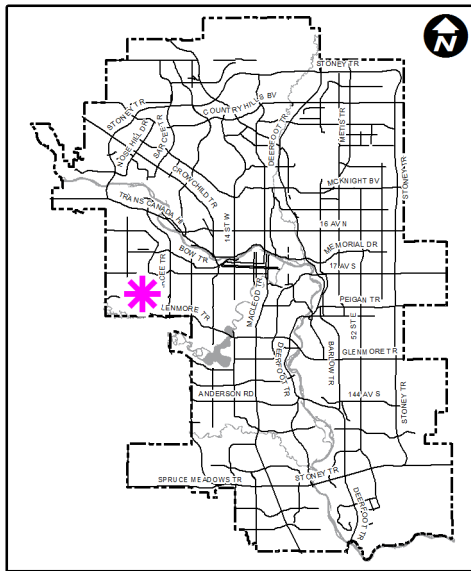
As identified below, the community of Springbank Hill reached its peak population in 2018.

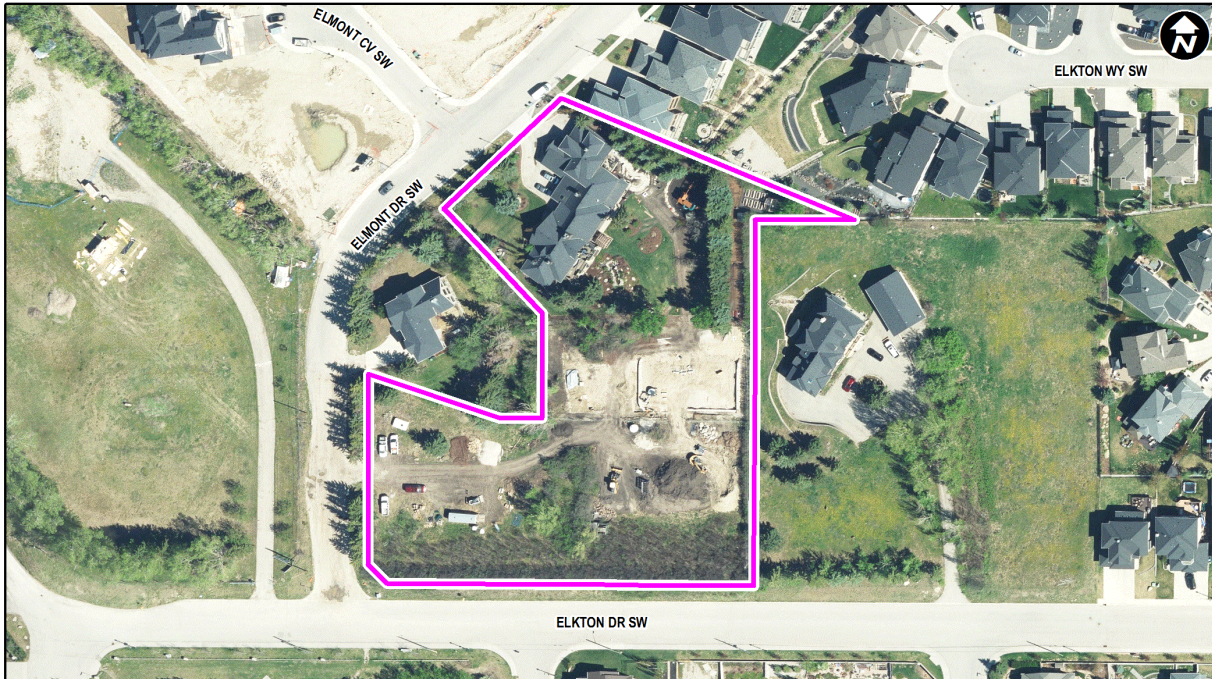
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current DC District ([Bylaw12Z96](#)) provides for rural residential development. It allows subdivision of one additional residential lot of no less than 0.2 hectares (0.5 acres).

The proposed R-1 District is intended to accommodate residential development in the form of single detached dwellings in the developing area. The R-1 District allows a minimum parcel area of 333.0 square metres, and enables subdivision on the subject site that is similar and compatible to the surrounding area. The maximum building height increases from 10 metres in the DC District to 12 metres in the R-1 District.

Transportation

As part of the proposed subdivision application, mono sidewalks will be constructed along Elmont Drive SW and Elktion Drive SW to provide pedestrian connections along the subject site's street frontages. The subject site is within walking distance (approximately 850 metres or a 10-minute walk) of the Primary Transit Network on 69 Street SW that connects to the 69 Street LRT Station.

Elmont Drive SW is a collector road and Elktion Drive SW is a modified collector road. Vehicular accesses along Elmont Drive SW and Elktion Drive SW will be confirmed at the subdivision stage. There are no parking restrictions along Elmont Drive SW and Elktion Drive SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use designation. Development servicing will be determined at the subdivision stage, with separate service connections to a public main to be provided for each proposed parcels.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject land is located in the Residential - Developing - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

In accordance with the MDP (Section 3.6 a), the Area Structure Plans for Planned Greenfield Areas are recognized as appropriate policies to provide specific direction for development of the local community. The subject land is located within the *Springbank Hill ASP* area, and the application has been assessed in accordance with the local plan policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary's greenhouse gas emissions and manage climate risks.

The applicant identified the following measures that the proposed development intends to implement at the future development permit and/or building permit stages:

- Passive and active solar orientation design;
- Enhanced building envelope performance;
- Water conserving landscape design;
- Individual homes wired for EV charging;
- Solar rough in through attic;
- Complementary solar panel design for each home;
- Large lots provide for vegetable garden within landscape design;
- Home construction will provide high grade durable exterior finishes; and
- Reduce energy use to be provided through home design process.

Springbank Hill Area Structure Plan (Statutory – 2020)

The subject land is identified in the [Springbank Hill ASP](#) Standard Suburban area. According to the ASP, densities in this area shall range between 7 to 17 units per gross developable hectare (Policy 3.1.3.1). Development in this area should include single detached and semi-detached housing (Policy 3.1.3.2).

The ASP calculates gross developable hectare by taking the gross area of land and deducting non-developable lands. The subject property is approximately 1.18 hectares (approximately 2.92 acres) in size. The applicant indicated that the northern 0.61 hectares (approximately 1.51 acres) is intended to remain as is. For this reason, the northern portion is not included as part of the density calculation.

The intended subdivision of the southern 0.57 hectares (approximately 1.4 acres) to accommodate five new lots will result in a density of 8.93 units per hectare. The proposed density falls within the range required in the *Springbank Hill ASP*. The applicant also confirmed the intent to develop single detached housing on the proposed parcels. Therefore, the proposal is consistent with the applicable ASP policies.