

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
EAST OF 77 STREET SW AND SOUTH OF 26 AVENUE SW
BYLAW 192D2015**

MAP 10W

EXECUTIVE SUMMARY

The Land use amendment will redesignate an existing DC Direct Control District (Bylaw 12Z96) to Residential – One Dwelling (R-1s) District, which provides the basis for the future subdivision of 1.18 hectares \pm (2.9 acres \pm) of land in the community of Springbank Hill from an acreage residential lot to 10 residential lots.

PREVIOUS COUNCIL DIRECTION

No Council direction has been given.

ADMINISTRATION RECOMMENDATION(S)

2015 September 24

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 192D2015; and

1. **ADOPT** the proposed redesignation of 1.18 hectares \pm (2.92 acres \pm) located at 42 and 46 Elveden Drive SW (Plan 0211007, Block 2, Lots 20 and 21) 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 192D2015.

REASON(S) FOR RECOMMENDATION:

The proposed application meets the requirements contained within the statutory plan for the area, the East Springbank Area Structure Plan, APPENDIX 1. The proposal represents a small planning area for the Springbank Hill community with sloping considerations, the application is consistent with surrounding land use development patterns, and this application moves towards completion of development in this community.

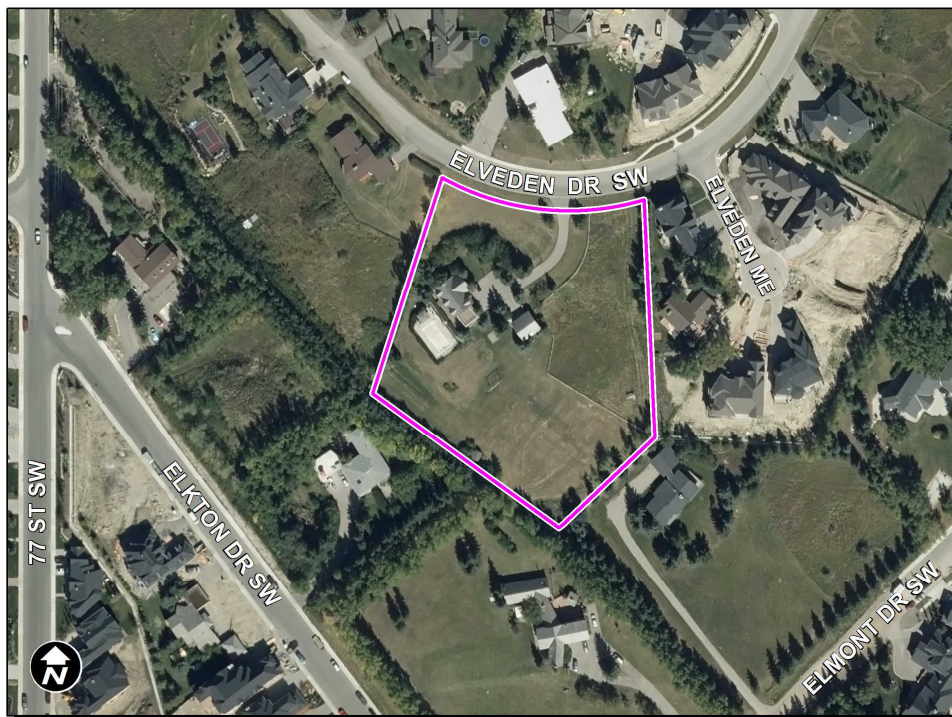
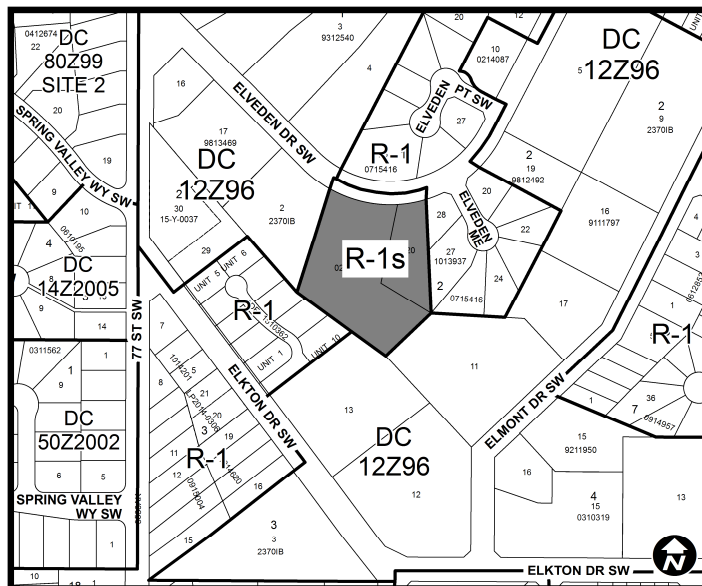
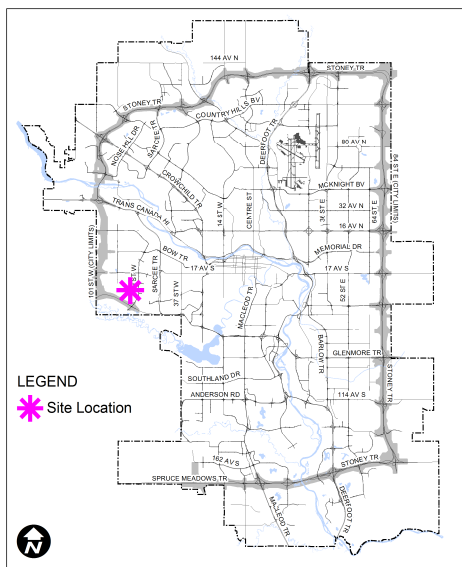
ATTACHMENTS

1. Proposed Bylaw 192D2015
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.18 hectares \pm (2.92 acres \pm) located at 42 and 46 Elveden Drive SW (Plan 0211007, Block 2, Lots 20 and 21) from DC Direct Control District to Residential – One Dwelling (R-1s) District.

Moved by: M. Wade

Carried: 6 – 1

Opposed: G.-C. Carra

Reasons for Approval from Ms. Wade:

- The proposed land use and outline plan is in line with intensification pattern in this area.
- The Applicant has not proposed a private road and there may be technical reasons for not doing so but perhaps a conversation can occur between the Applicant and Administration before going to Council to see if there is a desire to move from public to private, which may trigger a condominium plan and may adjust road design.
- It is good to see a tree management plan is required in the outline plan to retain trees.

Reasons for Approval from Mr. Friesen:

- I supported this approval because densification in these remnant acreage parcels is an important ongoing challenge. The configuration of this subdivision is not ideal but the context makes a better solution difficult. Solving the configuration issue should be dealt with at an earlier stage but it would serve no purpose to stop this subdivision now.

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Applicant:

Scheffer Andrew

Landowner:

Control Techplus Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The Site is located in the Southwest community of Springbank Hill on the south side of Elveden Drive SW. Surrounding lands uses on the west and south are acreage lots with single-detached residential dwellings. To the east is Elveden Mews SW, an R-1 residential development with 8 parcels. To the north, across from Elveden Drive SW is an R-1 development with of a total of 16 parcels.

LAND USE DISTRICTS

The application proposes a Land Use Resignation from Direct Control to R-1s. The purpose of the current direct control is to provide for rural residential development. This proposal re-designates to R-1s residential development. This will enable the subdivision for the development of single detached residences with provision for secondary suites in keeping with the surrounding developments. The parcels range between 932 square metres to a maximum of 1352 square metres and adequately meet the Land Use Bylaw requirements in the R-1s District for secondary suites.

LEGISLATION & POLICY

The East Springbank Area Structure Plan, APPENDIX 1, identifies the subject site as a "Low Density Infill" area, and is intended to accommodate primarily single and semi-detached housing to be developed within existing semi-rural or estate areas. The minimum lot area of 929 square metres is exceeded by the proposed lot layout. The application has anticipated density of ± 3.42 units per hectare (± 8.45 units per acre), which is in conformity with the density policy for the site.

TRANSPORTATION NETWORKS

The site is a single residential cul-de sac with sidewalks provided on both sides, connecting to Elveden Drive SW, a collector standard roadway.

There are no major concerns regarding the Transportation network. No Transportation Impact Assessment was required for this application.

The site location is paralleled by two major transit routes. Bus Routes 454 and 439 flank Elveden Drive SW with route 454 having a Northbound and Southbound bus stop access just north of Elveden Drive SW.

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UTILITIES & SERVICING

Utilities for the proposed development will be provided from Elveden Drive SW and Elveden Mews SW. Existing sanitary and storm sewers within Elveden Mews SW will be replaced at the developer's expense in order to service this Outline Plan area along Elveden Drive SW.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was conducted for the site. There was no site contamination identified and the report does not recommend any further work at this time. If signs of contamination become present during stripping and grading further work may be required at that time.

ENVIRONMENTAL SUSTAINABILITY

This application has included a tree management plan for some existing trees on site. Environmental sustainability would be evaluated by Administration through the development permit process.

GROWTH MANAGEMENT

No concerns.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

Several neighbours voiced a desire to retain the trees that currently exist on site. The developer has indicated that they will attempt to preserve and/or relocate the private trees on site wherever possible, that exist outside of the proposed building envelopes and road rights-of-way.

Adjacent owners of lots near the termination (bulb) of the existing Elveden Mews SW and Elveden Drive SW, north and west of the site, voiced concerns over privacy loss and the proximity of the residences if the new development were to mimic the layout of the existing residences.

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The development will be required to comply with all regulations for the R-1s land use, including building setbacks and lot coverage as detailed in the City of Calgary Land Use Bylaw 1P2007.

Public Meetings

A public meeting was not held.

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APPENDIX I

APPLICANT'S SUBMISSION

Proposal: The applicant proposes to change the land use district at 42 & 46 Elveden Drive SW (the "Site") from Direct Control ("DC") to Residential One Dwelling ("R-1s").

Site Context: The Site is located on the south side of Elveden Drive SW in the community of Springbank. It is bounded on the west and south by acreages with single-detached residential dwellings. To its east is Elveden Mews, an R-1 residential development. To its north side, across Elveden Drive is Elveden Point an R-1 residential development.

The site is currently developed as acreage residential. This Redesignation is to facilitate further residential development in the form of single detached dwellings. The existing dwelling will be removed, and an anticipated ten (10) lots are proposed for the site.

Policy: The proposed land use is consistent with the surrounding land uses and is consistent with the East Springbank Structure Plan (ASP) which provides specific direction for the community's development.

The Site is proposed to be serviced by connecting to the existing municipal water service (dual lines) located within Elveden Drive SW and the storm and sanitary lines located within Elmont Drive SW.

Conclusion: The redesignation to R-1s would enable the redevelopment of this site with additional residential units, and with a ground-oriented building typology similar in scale and form to nearby R-1 developments. This Redesignation complies with the East Springbank ASP and for the reasons set out above the proposed redesignation is considered appropriate.

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APPENDIX IV

OUTLINE PLAN

