

LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
26 AVENUE SW AND ELYSIAN CRESCENT SW
BYLAW 85D2015

MAP 10W

EXECUTIVE SUMMARY

The proposal seeks to redesignate a parcel from DC Direct Control District (Bylaw 12Z96) to Residential - One Dwelling (R-1s) District to accommodate future subdivision for single-detached dwellings. No public road or municipal reserve dedication is required to accommodate the proposal. The proposal will be in general alignment with the East Springbank Area Structure Plan.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 April 23

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 85D2015; and

1. **ADOPT** the proposed redesignation of 0.39 hectares \pm (0.95 acres \pm) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) 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 85D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use is in alignment with the surrounding context and with the East Springbank Area Structure Plan.

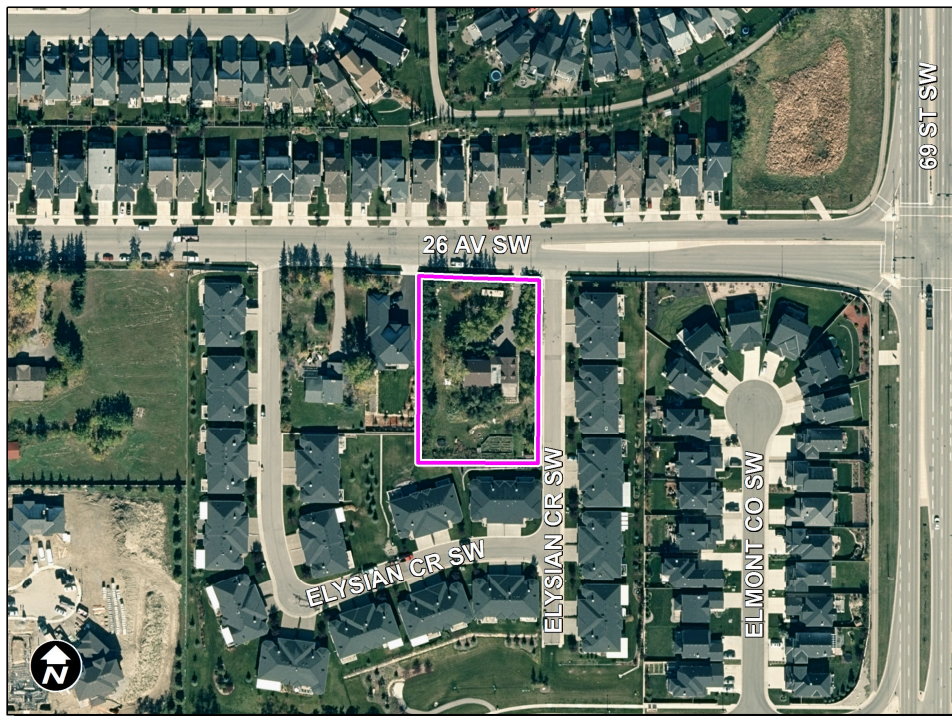
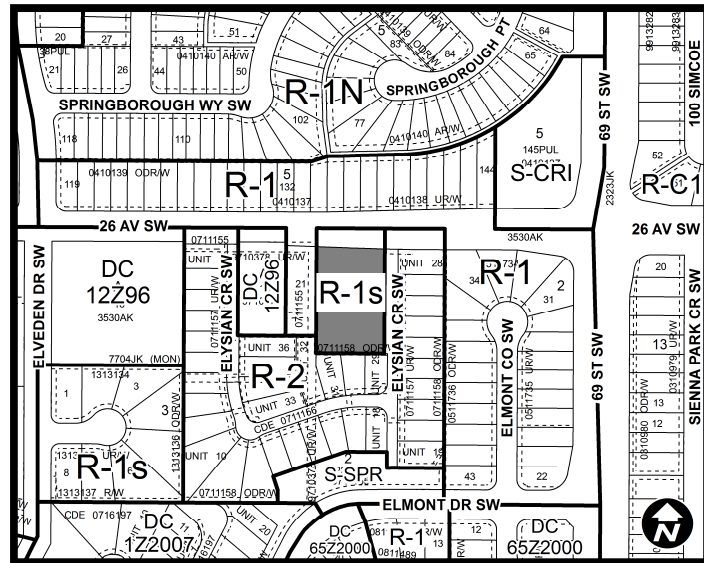
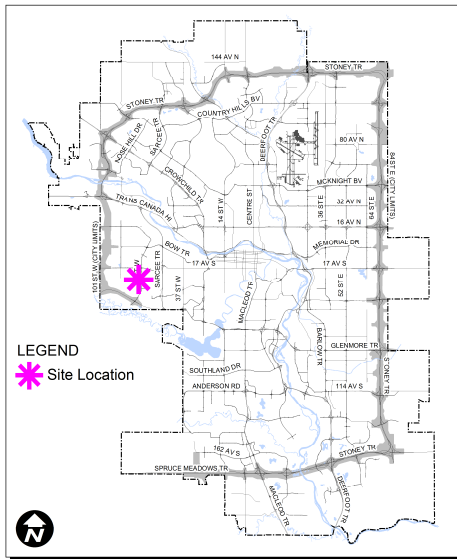
ATTACHMENT

1. Proposed Bylaw 85D2015
2. Public Submissions

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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 0.39 hectares ± (0.95 acres ±) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from DC Direct Control District to Residential – One Dwelling (R-1s) District.

Moved by: G.-C. Carra

Carried: 8 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Density is too low.
- No attempt made for a plan to include parcel abutting subject site to the west.
- This site is being treated as an island...poor planning.

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Applicant:

FAAS Architecture

Landowner:

Rong Fan
 Song Song Li

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>	No	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>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	Yes	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is surrounded by low density residential development on all sides. To the north across 26 Avenue SW is a block of houses with front-drive garages. To the south is a bareland condominium development composed of semi-detached dwellings. The site is also bounded by Elysian Crescent SW on the east, which is a private road intended only to access the bareland condominium site. Access to the site is therefore limited strictly to 26 Avenue SW.

This is a small remnant parcel that is the result of successive subdivisions off of a larger parcel. The ability of the site to develop to its full potential has thus been limited: 26 Avenue SW is the only point of access; the resulting frontage is too narrow to accommodate a public road into the site; and the dimensions of the site and its forced orientation to 26 Avenue SW is not conducive to a practical subdivision.

LAND USE DISTRICTS

The proposal seeks a Residential – One Dwelling (R-1s) District designation. Under the existing designation, only one subdivision of 0.5 acres or less is allowed. The new designation will allow full subdivision of the parcel into smaller single detached dwelling parcels.

Based on the access constraints and the minimum lot sizes required under R-1s, the site can likely accommodate 5 to 7 lots with a narrowed private roadway.

LEGISLATION & POLICY

Municipal Development Plan (2009) – statutory

The Municipal Development Plan (MDP) identifies the site as being within the “Planned Greenfield” typology. As such, the targets for more intense development have been identified through the local Area Structure Plan.

East Springbank Area Structure Plan (Appendix 1) (2002) – statutory

The proposed designation of R-1s will be in alignment with the East Springbank Area Structure Plan. The plan indicates the site as within the “Standard Density” land use category, which presumes a density in the range of 3-5 units per acre. At this range, the site could accommodate 2-4 dwelling units. In this case, the size of the lot is likely to result in a density that is slightly above the ASP-directed range.

The ASP however, does encourage development to achieve the higher end of the allotted range. Furthermore, it allows for the density range to be exceeded if the development is consistent with the intent of the plan. The built form and density provisions that accompany the R-1s district blend well with the existing context and therefore provide rationale to support a slightly higher density that is still in alignment with the ASP.

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TRANSPORTATION NETWORKS

As mentioned previously, the site must be accessed off of 26 Avenue SW. Sidewalks exist on both sides of 26 Avenue SW.

Specifics (e.g. location and width) of the required private roadway into the site will be determined at the subdivision stage.

UTILITIES & SERVICING

Servicing for all utilities is available from 26 Avenue SW.

ENVIRONMENTAL ISSUES

No environmental issues were identified

ENVIRONMENTAL SUSTAINABILITY

Not applicable at this stage.

GROWTH MANAGEMENT

The application has no capital budget impacts and therefore no growth management issues.

PUBLIC ENGAGEMENT

Community Association Comments

The Springbank Hill Cougar Ridge Community Association did not support the proposal, based on its departure from the ASP land use and density directives. (APPENDIX II)

Citizen Comments

One comment was received, with the main concern being the proposed increase in density affecting property values.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The parcel is located in the developing neighbourhood of Springbank Hill. The existing zoning of the subject parcel is DC, and the proposed zoning is R-1s. The property is located on the corner of 26th Ave SW and Elysian Way SW. The site is currently occupied by an older single-family dwelling that is a remnant of the older rural development pattern. To the east, west and south are newer residential dwellings that are within R-2 boundaries. Further to the east and north are a number of R-1 lots.

This revised application would propose rezoning the subject parcel to R-1s. This would remove the older DC currently attached to the site and align it with the context.

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APPENDIX II

LETTERS SUBMITTED

**Springbank Hill
Community Association**



7541- 26 Ave SW
Calgary, AB, T3H 3X2

Phone: (403) 519-0746
Email: info@springbankhill.org

February 18, 2015

To : Planning, Development & Assessment:
Attn: Dino Civitarese, File Manager

And: Richard Pootmans, City Alderman

Re : LOC2014-0103
7107-26 Ave SW
Owners : Rong Fan
Applicant : Michael Farrar

Dear Mr. Civitarese:

Thank you for the opportunity to comment on the above noted application. As a Community we appreciate the City is looking to move away from Country Residential Development. While this logically dictates amendments to the ASP, we have consistently requested that such amendments be applied in a large scale, consistent and transparent manner. We have repeatedly expressed our concern with "piecemeal" applications for small parcels requesting amendments to our ASP.

In a similar vein, we have the following comments on this application:

First, the CA and our Planning and Development Committee do not support the amendment applications for small parcels of less than 10 acres. The ASP provides clear guidelines on development that are transparent to all owners and developers and can be consistently interpreted and applied to all. Piecemeal amendments and pockets of different density lead to poor neighbourhood designs that do not promote connectivity, pedestrian traffic or adequate community amenities. Our preferred approach would be for the area to be reviewed together with input from all the stakeholders and surrounding landowners. Of note with this application is it is adjacent to other parcels of land which may be subdivided in the future.

Second, we object in principal to an amendment to the ASP outside of the bigger picture. Many owners within our Community have participated with City Planners in a consultative effort to amend ASPs with the interests of the land owners and the Community in mind. As part of that process a specific area was chosen within our Community with intensification as one of its many multi-faceted goals. To assume that this process, which will take several years to fully complete, extends beyond the

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D. Civitarese

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specified area would not only be a disservice to that process but also serves to undermine the contributions of all those that have dutifully participated.

Third, if the Applicant shows consistency with the fabric of the surrounding area and takes into account factors such as traffic, access and existing infrastructure, we are willing to support a slight increase in density. As such we would not object to a development on this parcel of less than 9 units/ha. The applicant is proposing 16 units/ha which is substantially higher than even the high range of the ASP allowed density of 7.4 – 12.4 units/ha. The proposed density is wholly inappropriate.

With respect to the other information provide in the very limited applicant's submission, we have the following specific comments:

- We note there is limited information on lot layout;
- We note there is no information on access;
- We note there is no information on community connectivity;
- Grading is a very important topic within the Community. Retaining walls and water management are just two of several issues brought to light with recent developments. No information was provided.
- We would also like to see a provision that any future road developments line up with the proposed access to development.

In summary, the main issue the SBHCA cannot support is the inappropriate proposed density, completely incongruent to the surrounding land use.

Regards,

Neil Guay
Chair, Planning and Development