

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill, south of 26 Avenue SW and west of Elveden Drive SW. The site is approximately 0.79 hectares (1.95 acres) in size and is approximately 110 metres wide by 100 metres deep. The subject site contains a single detached dwelling and is currently accessed from Elveden Drive SW.

The site is predominantly surrounded by parcels designated as the R-1/R-1s District and DC District ([Bylaw 12Z96](#)) to the north and south. To the west is a large Special Purpose – School, Park, and Community Reserve (S-SPR) District that is identified as the Springbank Hill Community Park. This park provides a connection to Griffith Woods School (Kindergarten to Grade 9) that is north of 26 Avenue SW.

Community Peak Population Table

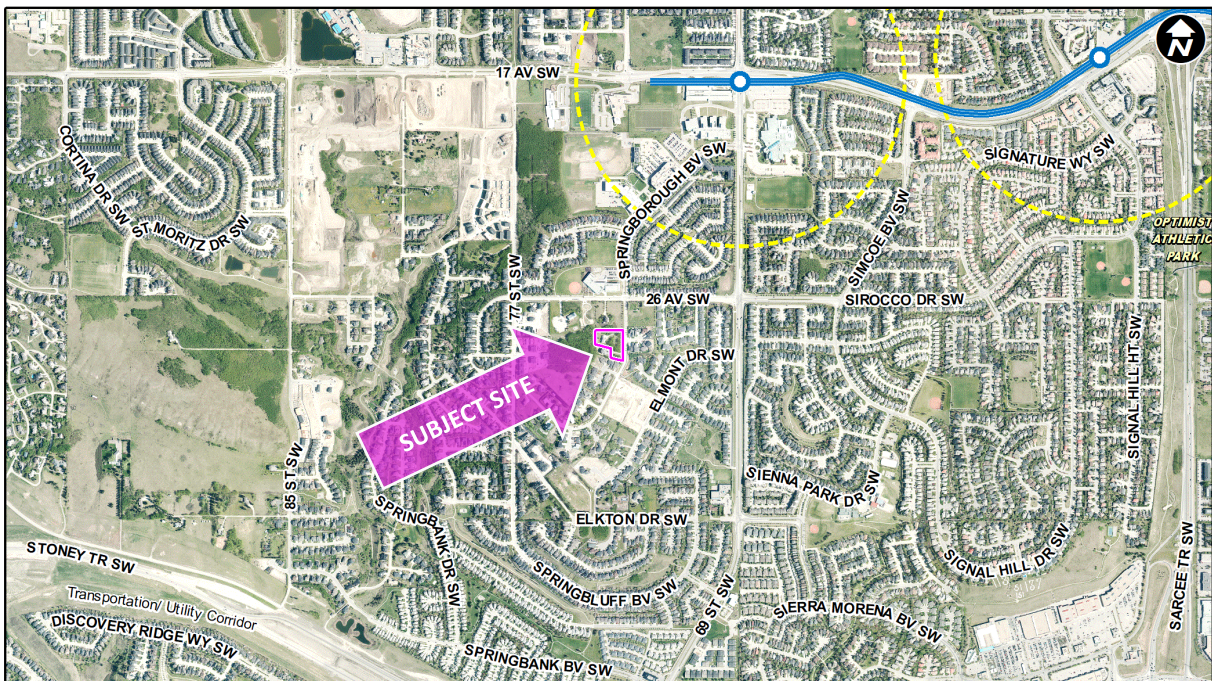
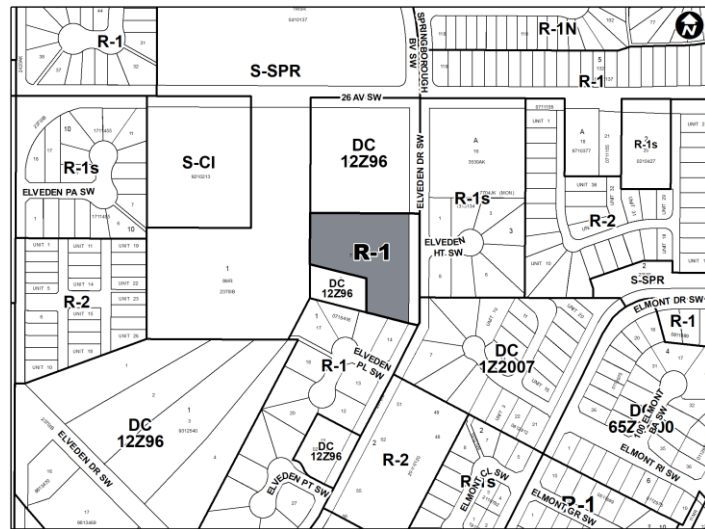
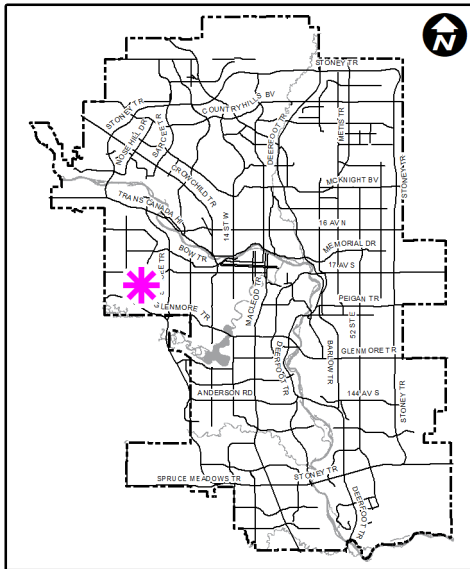
As identified below, the community of Springbank Hill reached its peak population in 2018.

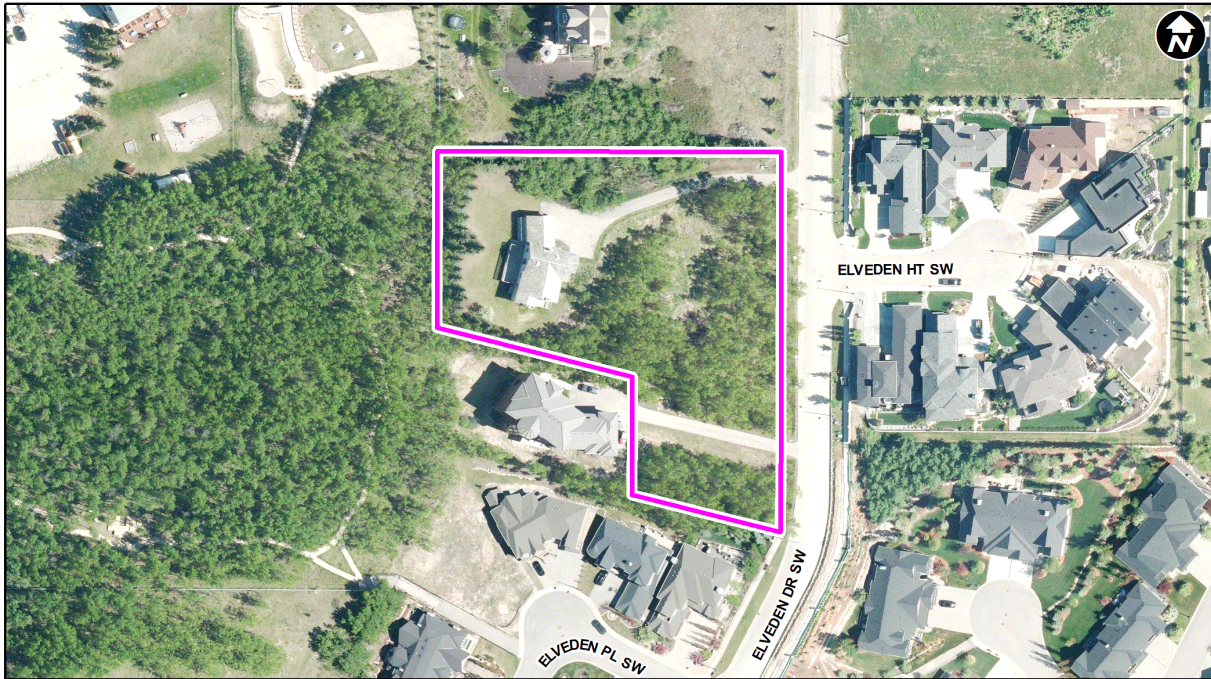
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	- 109
Difference in Population (Percent)	- 1.1%

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

Development of the subject parcel is currently governed by the rules of DC District [Bylaw 12Z96](#). The existing DC District is intended for rural residential development in the form of single detached dwellings and is based on the Special Districts contained in Section 48 of previous [Land Use Bylaw 2P80](#). The discretionary use rules allow for existing parcels to be subdivided only once, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres). The maximum building height is 10 metres.

This application proposes to redesignate to the R-1 District. The R-1 District is intended to accommodate low-density development in the form of single detached dwellings. The maximum building height is 12 metres where the area of the parcel is equal to or larger than 400 square metres. Under the R-1 District, only one main residential building is allowed per parcel. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-1 District and do not count towards allowable density. The subject parcel would require one parking stall per secondary suite.

Subdivision Design

The proposed outline plan area consists of approximately 0.79 hectares (1.95 acres) of land and could accommodate eight single family lots (designated as the R-1 District). The proposed parcels range in size from 709 square metres to 1027 square metres.

A restrictive covenant would be required to be registered at the subdivision stage along the west property line to provide for a five metre buffer from the adjacent Springbank Hill Community Park to preserve the existing trees in the back of the proposed residential lots.

There are several underdeveloped parcels within the *Springbank Hill ASP* area with fragmented ownership, including several lots to the south and north that are similar in size to the subject parcel in this application. Given the small size of the parcel, there are limited options for how the parcel can redevelop. Therefore, a cul-de-sac street design is the only efficient option available to develop this site, which is in keeping with the local pattern of development that consists mainly of single and semi-detached housing. Further, the proposed land use is also supported by ASP policies which speak to low-density residential development in a variety of forms being the predominant use of land within the area.

Environmental Reserve

There are no applicable environmental reserves on this site.

Open Space & Pathways

There is no Municipal Reserve (MR) or regional pathway requirements on this site.

Density

With a total site area of approximately 0.79 gross developable hectares (1.95 acres), the subject area is expected to have a maximum density of eight units. Future development could achieve a density of 10.1 units per hectare (4.1 units per acre), which aligns with the *Springbank Hill ASP*. Administration has determined that the proposal is appropriate and is in keeping with the character of the surrounding neighborhood, which is predominantly low-density development composed of single and semi-detached dwellings.

Transportation

Elveden Drive SW is presently identified as a residential road, 26 Avenue SW is identified as a collector street and 69 Street SW is considered an arterial street. The area is served by Calgary Transit by using the On Demand transit system where customers can use any of the existing stops in the area for pick up and drop off services.

The adjacent parcel to the southwest currently has access to their property using an access right-of-way that travels through the southeast corner of the subject parcel. This application identifies that the access right-of-way will be removed, and access to the adjacent parcel will be granted from the proposed cul-de-sac.

Neither a transportation impact assessment nor parking study were required as part of the land use amendment application. At the time of a development permit application, access and mobility requirements will be reviewed by Administration.

Environmental Site Considerations

A Phase I environmental site assessment (ESA) was submitted by the applicant and reviewed by Administration with no concerns and no requirement for a Phase II ESA.

Utilities and Servicing

Water, sanitary and storm mains are available and can accommodate the proposed application. On-site development servicing will be reviewed in further detail at the subdivision and construction drawing stage.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation ensures future development provides appropriate building forms with existing density areas.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site currently falls within the Standard Suburban area on Map 2: Land Use Concept in the [Springbank Hill Area Structure Plan](#) (ASP) which is intended to provide for a limited range of residential dwellings. The *Springbank Hill ASP* states that development within the Standard Suburban area should achieve a density in the range of seven to 17 units per gross developable hectare. The application has a proposed density of 10.1 units per gross developable hectare.