

Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at 17 Elveden Drive SW, LOC2022-0024

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 17 Elveden Drive SW (Plan 2370IB, Block 1, Lot 7) to subdivide 0.79 hectares \pm (1.95 acres \pm) with conditions (Attachment 3).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 17 Elveden Drive SW (Plan 2370IB, Block 1, Lot 7) from Direct Control (DC) District to Residential – One Dwelling (R-1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 NOVEMBER 3:**

That Council give three readings to **Proposed Bylaw 185D2022** for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 17 Elveden Drive SW (Plan 2370IB, Block 1, Lot 7) from Direct Control (DC) District to Residential – One Dwelling (R-1) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site to allow for residential development within the community of Springbank Hill. The proposal is intended to accommodate a variety of low-density residential housing types including single detached dwellings and secondary suites.
- The proposal allows for the continued development of Springbank Hill and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The Residential – One Dwelling (R-1) District would allow for a variety of low-density housing opportunities in alignment with the character of the area.
- Why does this matter? The proposal would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2022 February 11 by Township Planning + Design on behalf of the landowner, Green Cedar Homes Inc. The approximately 0.79-hectare (1.95-acre) site is located in the developing community of Springbank Hill, south of 26 Avenue SW and west of

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Elveden Drive SW. The site is mostly surrounded by low-density residential development and currently contains a single detached dwelling.

The current land use district of the subject site is a Direct Control (DC) District (Bylaw 12Z96) which is intended for rural residential development. As referenced in the Applicant Submission (Attachment 2), the proposed land use district and subdivision layout would allow for development that is consistent with the existing community and a variety of low-density residential building forms.

The intent of the proposed outline plan (Attachment 4) and associated proposed land use amendments (Attachment 6) is to accommodate low-density single detached dwellings. It is anticipated that this development area would contain eight units overall, with all roads to be developed at a residential standard.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant has indicated that the following community outreach activities were conducted:

- a postcard drop was delivered to residences within 400 metres of the application area;
- the Springbank Hill Community Association (CA) was contacted;
- the community had an assigned phone number, voicemail, and email address where concerns could be communicated to the applicant; and
- the applicant held one on one meetings via zoom with the adjacent landowners.

Further details can be found in the Applicant Outreach Summary in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received nine objection letters from the public. The responses identified the following concerns:

- water management (storm water run-off and drainage, concrete swales, retaining walls);
- the height/grades of the property;
- removal of the natural landscape on the existing property;

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- the development is a higher density compared to the surrounding areas;
- increased traffic;
- dust and fumes from the development will impact the health of the residents of adjacent properties; and
- size of the lots should be larger.

The Springbank Hill CA did not provide any comments or respond to follow-up communications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The stormwater management and building design will be reviewed and determined at the development permit or building permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for single detached dwellings and secondary suites in low-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop single detached dwellings would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. **Approved** Outline Plan Conditions of Approval
4. **Approved** Outline Plan
5. **Approved** Outline Plan Data Sheet
6. Proposed Land Use District Map

**Planning & Development Services Report to
Calgary Planning Commission
2022 November 3**

**ISC: UNRESTRICTED
CPC2022-1132
Page 4 of 4**

Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at 17 Elveden Drive SW, LOC2022-0024

- 7. Applicant Outreach Summary
- 8. CPC Member Comments**
- 9. Proposed Bylaw 185D2022**
- 10. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform