

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill. The site is a midblock parcel and it is near the corner of Cortina Way SW and Cortina Drive SW. The parcel is approximately 0.04 hectares (0.10 acres) in size and is approximately 11.5 metres wide and 35 metres deep. The parcel is currently developed with a single detached dwelling and an attached garage with driveway access from Cortina Way SW. The subject parcel slopes towards the rear of the site, which results in a walkout basement on the residential building.

The surrounding land use districts to the north, east, and west are designated as Direct Control (DC) District (Bylaw 95Z2003) with development consisting of single detached dwellings. To the south of the parcel is land designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

Community Peak Population Table

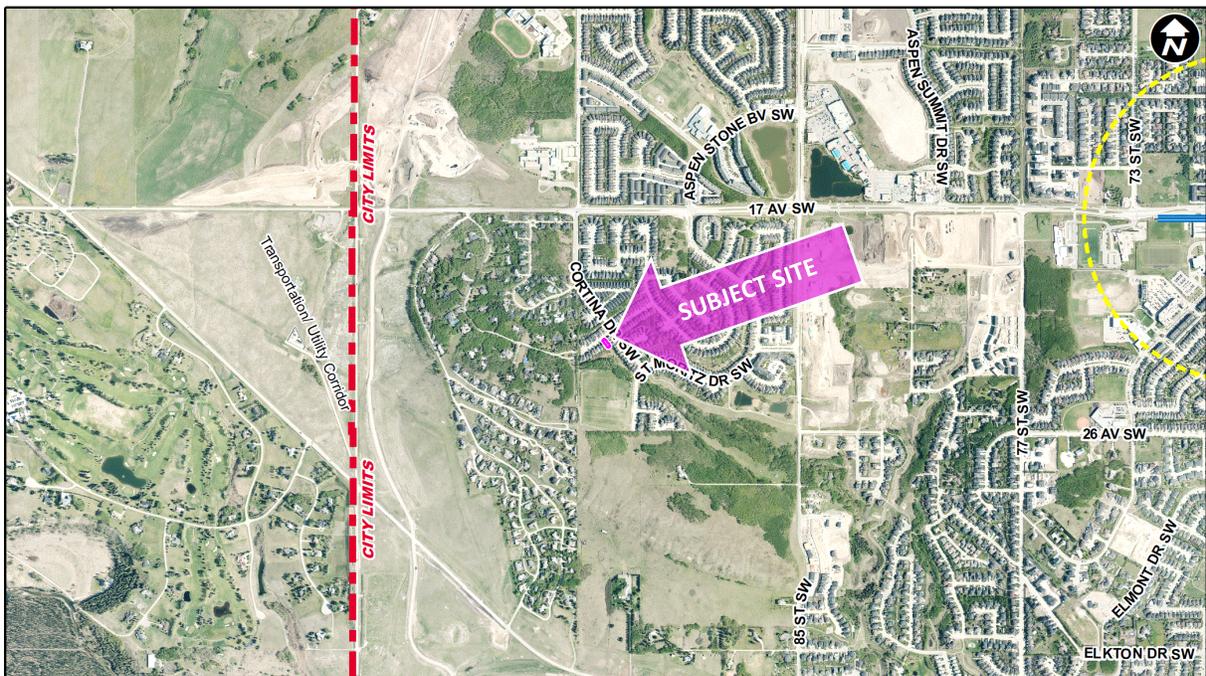
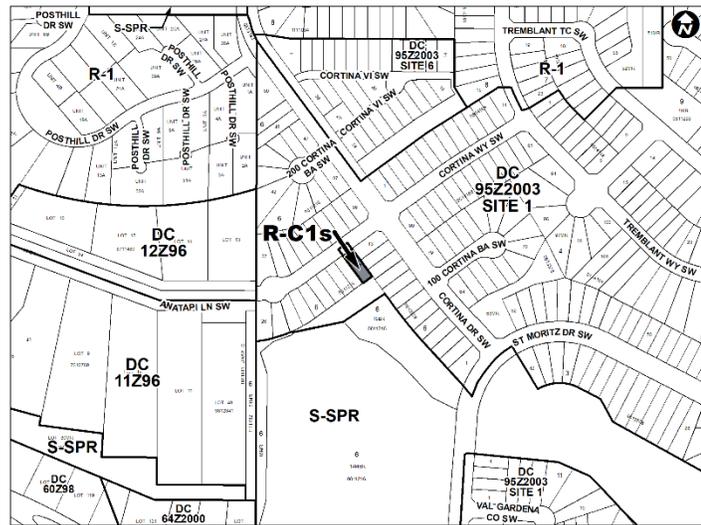
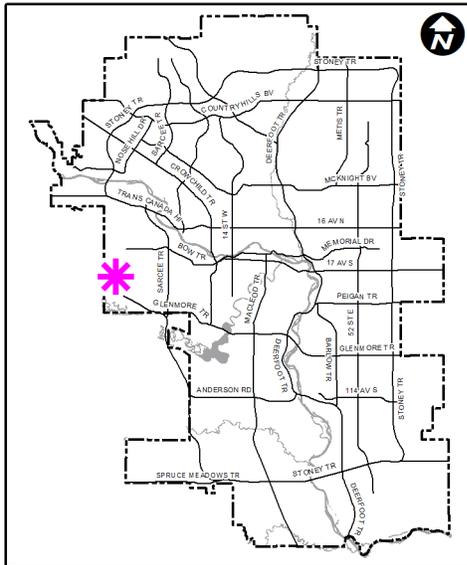
As identified below, the community of Springbank Hill reached its peak population in 2018.

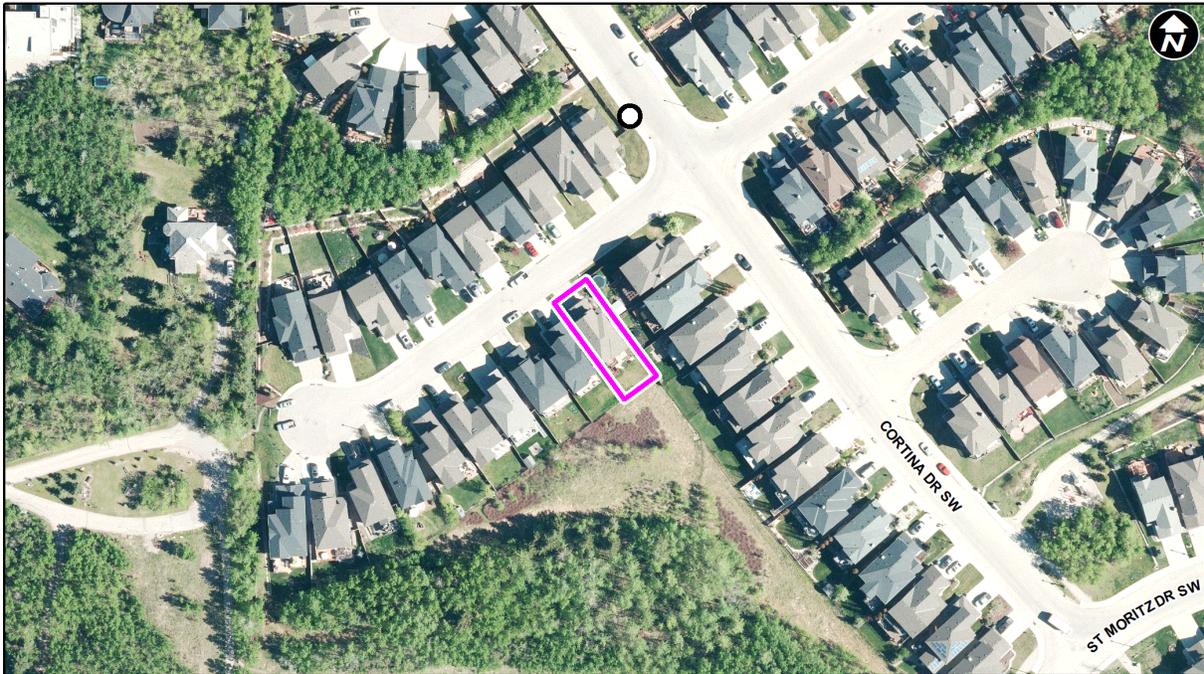
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	- 109
Difference in Population (Percent)	- 1.1%

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 subject parcel is currently designated as Direct Control (DC) District ([Bylaw 95Z2003](#)) based on the R-1 Residential Single-Detached District of the previous Land Use Bylaw 2P80. The purpose of the district is to accommodate slope adaptive development which is sensitive to the natural topographical and vegetative features of the landscape. The DC District allows for single detached dwellings with a maximum building height of 11 metres for single detached dwellings with walkout basements.

The proposed R-C1s District would allow for the additional use of a backyard suite or a secondary suite within a single detached dwelling. The R-C1s District allows for a maximum building height of 10 metres. The proposed land use district would require one parking stall per suite as well as one parking stall for the primary residential dwelling, as this district does not have an allowance for a zero-parking requirement for secondary suites as defined by the land use bylaw.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-C1s District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The land use bylaw provides specific rules around secondary suites and backyard suites which include private amenity space, maximum sizes, and allowable relaxations.

Transportation

Pedestrian access to the subject site is available from sidewalks along Cortina Way and Cortina Drive S.W. The area is well served by Calgary Transit Route 156 with bus stops located along Cortina Way S.W. The site is currently not within a within Residential Parking zone. At the time of a development permit, all parking (size/ amount) as well as loading is to be situated on site, and all vehicular site access is to come from the lane.

Environmental Site Considerations

No environmental site considerations.

Utilities and Servicing

The site is connected to existing services that support this proposal.

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 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 parcel is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies given that the R-C1s District provides for a modest increase in intensity in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 approval stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject parcel is located within the Standard Suburban area as identified on Map 2: Land Use Concept in the [Springbank Hill Area Structure Plan](#) (ASP). The Standard Suburban area is intended for low-density developments in the form of single detached and semi-detached dwellings. This application aligns with the residential land use and development objectives of the ASP for accommodating a variety of housing types while preserving the existing low-density residential character of the neighbourhood.