

LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016

MAP 10W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 0.98 hectares \pm (2.42 acres \pm) located at 50 Elmont Drive SW, in the community of Springbank Hill, from Direct Control district (Bylaw 12Z96) to Residential – One Dwelling (R-1s) District to accommodate the subdivision of a single rural residential lot into ten (10) residential lots.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 November 05

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 2D2016; and

1. **ADOPT** the proposed redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 50 Elmont Drive SW (Plan 2370IB, Block 2, Lot 11) 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 2D2016.

REASON(S) FOR RECOMMENDATION:

The proposal is in conformance with applicable municipal policies including the Municipal Development Plan (MDP) and the East Springbank Area Structure Plan, Appendix 1. The subject site is within the East Springbank Area Structure Plan (ASP), Appendix 1 and identified as "Standard Density Infill Development" with a residential density of between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre). The proposed R-1s land use district is consistent with the East Springbank ASP, Appendix 1, since it is intended for Single-Detached Residential Development. Under the proposed R-1s land use district, if the subject property were subdivided into ten lots, the residential density would be ten (10) units per hectare (four (4) units per acre).

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016**

MAP 10W

The applicant looked at several options for this site, but there were limiting constraints such as slope, lot depth, and the desire to keep mature trees. The proposal is in conformance with municipal policies and consistent with surrounding land use development patterns.

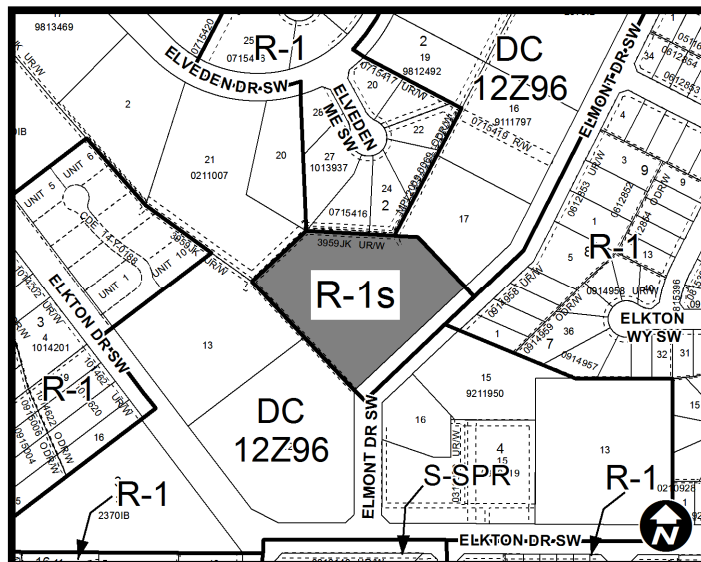
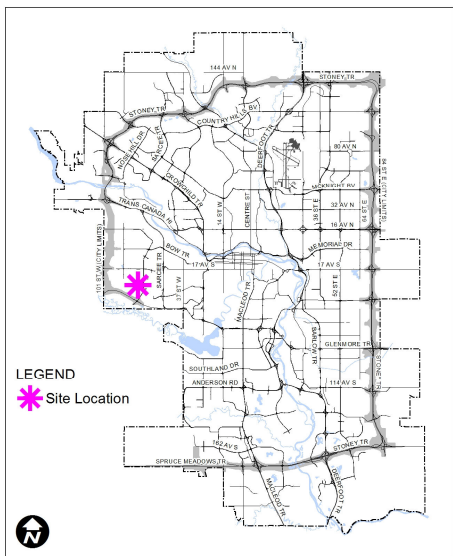
ATTACHMENT

1. Proposed Bylaw 2D2016

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BYLAW 2D2016

MAP 10W

LOCATION MAPS



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BYLAW 2D2016

MAP 10W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 50 Elmont Drive SW (Plan 2370IB, Block 2, Lot 11) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District.

Moved by: J. Gondek

Carried: 7 – 1

Opposed: G.-C. Carra

LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016

MAP 10W

Applicant:

Strong Way

Landowner:

Rockford Urban Developments Inc

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	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	6
Environmental Issues <i>Other considerations e.g. 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	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

**LAND USE AMENDMENT
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BYLAW 2D2016**

MAP 10W

PLANNING EVALUATION

SITE CONTEXT

The Site is located in the Southwest community of Springbank Hill on the northwest side of Elmont Drive SW. To the northwest of the subject site is a recently approved outline plan for a 10 lot cul-de-sac. To the north is an 8 lot cul-de-sac. To the east of the subject site are some Residential – One Dwelling (R-1) District lots. The remainder of the surrounding land uses are large residential acreage lots with single-detached dwellings.

The proposed land use (R-1s) would be an increase in density from the current 1 unit per hectare (0.4 units per acre) to a proposed 10 units per hectare (4.13 units per acre). This is in alignment with the East Springbank Area Structure Plan Appendix 1 which shows the subject site as Standard Density Infill with a residential density of between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre).

LAND USE DISTRICTS

The application proposes a land use resignation from DC District (Bylaw 12Z96) to Residential – One Dwelling (R-1s) District. The purpose of the existing Direct Control District is to provide for rural residential development which is consistent with the character of the existing rural area. This application proposes to redesignate to the R-1s District to accommodate single-detached dwellings with the provision for either secondary or backyard suites.

This land use amendment will allow the subject site to subdivide to accommodate single-detached residential development with provision for secondary suites in keeping with the surrounding developments. The proposed parcel areas range from between 749.48 square metres to a maximum of 1638.95 square metres and adequately meet the Land Use Bylaw parcel requirements in the R-1s District to allow for secondary or backyard suites.

Reserves were previously taken on Plan 2370IB.

LEGISLATION & POLICY

The proposal is in conformance with applicable municipal policies including the Municipal Development Plan (MDP) and the East Springbank Area Structure Plan, Appendix 1. The Municipal Development Plan (MDP) identifies the site, on Map 1: Urban Structure, as a land use typology of “Planned Greenfield with Area Structure Plan (ASP)”. Land use policies recognize the existence of Area Structure Plans which provide specific direction.

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016**

MAP 10W

The subject site is within the East Springbank Area Structure Plan (ASP), Appendix 1 and identified as “Standard Density Infill Development” with a residential density of between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre). Standard Density Infill Development is intended to accommodate a broad range of housing types including single-detached, semi-detached, and multi-residential development. The ASP recommends aiming for the upper residential density target, but acknowledges challenges with sloping lands and lands identified as environmentally significant.

The proposed R-1s land use District is consistent with the East Springbank ASP, Appendix 1, since it is intended for Single-Detached Residential Development. Under the proposed R-1s land use district, if the subject property were subdivided into ten lots, the residential density would be at ten (10) units per hectare (four (4) units per acre).

TRANSPORTATION NETWORKS

The site is a single residential cul-de-sac with sidewalks provided on both sides, connecting to Elmont Drive SW. Elmont Drive SW will be upgraded to a collector standard roadway, adjacent to the site, at the expense of the developer.

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

Approximately 880 metres from the subject site is the northbound and southbound 454 bus route which connects northbound to the 69 Street LRT Station to downtown or southbound to the Signal Hill Shopping Centre.

UTILITIES & SERVICING

All deep services for the proposed development are available from Elmont Drive SW. Service extensions are at the Developer's cost.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was conducted for the site with the recommendation that no further environmental investigation is necessary at this time. However, during future site redevelopment if potential harmful materials are encountered, the report recommends that an environmental professional be contacted.

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SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016**

MAP 10W

ENVIRONMENTAL SUSTAINABILITY

Prior to approval of the Tentative Plan the applicant will indicate the locations where tree protection will be achieved within the private lots and a caveat registered prior to endorsement.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Springbank Hill Community Association does not support applications for parcels less than 10 acres (the subject parcel is 2.42 acres). The reasoning is that “piecemeal amendments, ...[with increased density], lead to poor neighbourhood designs that don’t promote connectivity, pedestrian traffic, or adequate community amenities.”

The Community Association would be supportive if the applicant showed consistency with “the surrounding area, taking into account traffic, access, and existing infrastructure.” They are willing to support a slight increase in density and would not object to a development with less than 3.5 units per acre. The proposed development is at 4.13 units per acre.

Citizen Comments

Three letters from residents were received in May of 2014 from neighbours. The concerns are as follows:

- The lower portion of Elmont Drive is unpaved and if there will be construction and additional homes, the condition of the road will deteriorate. If any part of the road is left unpaved after development, this will still cause problems.
- The application is supported if the mature trees are protected.

The responses from Administration, regarding these concerns, are as follows:

- Elmont Drive SW will be upgraded to a collector standard roadway, only adjacent to the site, at the expense of the developer. This includes roadway, sidewalks, street lighting, and utilities.
- Prior to approval of the Tentative Plan the applicant will indicate the locations where tree protection will be achieved within the private lots and a caveat registered prior to endorsement.

Public Meetings

No public meetings were held.

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SPRINGBANK HILL (WARD 6)
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BYLAW 2D2016**

MAP 10W

APPENDIX I

APPLICANT'S SUBMISSION

RE: Land Use Amendment and Outline Plan Application
50 Elmont Drive SW – Springbank Hill – East Springbank Community 1 ASP
Lot 11, Block 2, Plan 23790IB
Rockford Urban Developments
PE 2013-01180

Rockford Urban Developments herewith desires to make application for a Land Use Amendment and Outline Plan in support of a proposed none (9) lot residential single family subdivision on the above referenced lands.

The 2.6 acre site is currently zoned DC 12Z96, Direct Control, and is in essence a legacy zoning designation that reflects a more historical placeholder setting for the lands within the City of Calgary Land Use context. The site is currently in a developed acreage style state and includes an older single family home and large yard area. Rockford envisions the subdivision of the lands to accommodate nine (9) single family homes to be serviced via the City's municipal infrastructure. The site is gently sloping and is located in near proximity to a number of other recent developments that are compatible to the proposal and reflect the redevelopment of the Springbank area to more dense and long term sustainable development initiatives.

The proposal follows the Pre Application guidelines noted in PE2013-01180 and embraces the objectives noted therein for suitable redevelopment of the site.

We respectfully submit herewith and appreciate your consideration for the proposal as submitted.

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SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016

MAP 10W

APPENDIX II

LETTERS SUBMITTED

**Springbank Hill
Community Association**



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

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

June 10, 2014

**To : Land Use Planning & Policy:
Attn: Rick Michalenko, File Manager**

And: Richard Pootmans, City Councillor

**Re : LOC2014-0050
50 Elmont Drive SW
Owners : Rockford Urban Developments
Applicant : Strongway**

To whom it may concern;

Thank you for the opportunity to comment on the above noted application. As a Community we appreciate that 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.

That said, 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. Allowing piecemeal amendments and pockets of increased density leads to poor neighbourhood designs that do not promote connectivity, pedestrian traffic or adequate community amenities. Our preferred approach would be for the surrounding area (with a minimum area of a quarter section) be reviewed together with input from all the stakeholders and surrounding homeowners. Of note with this application is that it is surrounded by several other parcels that may be subdivided in the future.

Secondly, and most importantly we object in principal to an amendment to our ASP outside of the current review by the City along the 17th Avenue corridor between 77 Street and 85 Street. Many owners within our Community have participated with City Planners in a consultative effort to amend our ASP 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-

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J. McGuire

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
WEST OF 69 STREET SW AND NORTH OF ELKTON DRIVE SW
BYLAW 2D2016**

MAP 10W

faceted goals. To assume that this process, which will take several years to fully complete, extends beyond the 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.

That said, when 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 3.5 Units per acre.

With respect to the Outline Plan provided we have the following specific comments:

- We note that the lots on the south end of the outline plan appear to be significantly smaller, we would prefer to see these 4 lots closer to the prescribed 10,000 sf that developments of this density would normally contain;
- As with other developments in the area the grade from the back of the lot to the front is a concern, we would like to see the following added as a condition to approval "Because of the sloping topography of the property, a Grading Plan and cross sections will be required prior to approval of each tentative plan. The Grading Plan and cross sections shall indicate slope adaptive principles have been followed, and slope disturbance will be minimized and confirmed by a site visit by the Approving Authority. No more than one retaining wall structure with a maximum height of one meter shall be allowed on each lot.";
- We would also like to see a provision that any future road developments line up with the proposed access to development.

We appreciate the applicant's efforts to maintain the existing mature trees we also believe a genuine attempt was made to fit it with the surrounding developments.

Regards,

H. Alex Casuga
Chair, Planning and Development