

Applicant Submission

2023 October 11

Introduction

On behalf of Lucille Welch, the landowner associated with this application, Strada Developments Inc. a developer in the Community of Springbank Hill submits the following information in support of a combined application for Outline Plan and Land Use redesignation.

This application proposes amending the current Direct Control District (DC12Z96) designation to R-1S Residential Single-Detached District to accommodate standard density single family housing. The existing DC12Z96 was approved by City Council in April of 1996 and continues to serve as a blanket designation covering East Springbank. It was to provide for rural residential development consistent with the character of the surrounding areas after the lands were annexed as part of the City of Calgary from the Municipal District of Rocky View.

The subject lands, comprising a total of .979 hectares (+2.42 acres) are surrounded on two sides, South and North, by Springbluff Blvd. SW and Elkton Drive SW, respectively.

The purpose of this application is to accommodate single family residential dwellings and this proposed land use is consistent with approvals granted for the lands surrounding the subject lands.

Municipal Reserve [MR] is not required as it was provided to the Municipal District of Rocky View at the time of subdivision of the area into +-2-acre parcels.

Currently the subject site is accessed via Elkton Drive. The proposed access will remain from Elkton Drive in addition to an access from Springbluff Blvd. SW, which is facilitated through a strip of land (217 Springbluff Blvd.) which was previously subdivided R-1 and acts as an access point to the lower part of the property. The access to the property from Springbluff Blvd. SW will be facilitated through a 6-metre private driveway with mutual access easements. Servicing is available and as such each home will individually connect into the existing infrastructure network either on Elkton Drive or SpringBluff Blvd. SW.

This application will be the last redesignation and subdivision of lands relating to parcels on Elkton Drive West of Springbluff Heights SW. Strada Developments Inc. submits this application for Outline Plan and Land Use Redesignation for +-.979 hectares (+- 2.42 acres) of land contained within the SW1/4 of Section 10-24-2-5

Overview

Location

The subject lands are located South of Elkton Drive SW and North of Springbluff Blvd. SW. The site is surrounded in all directions by approved R1 or R2 developments.

Area and Ownership

The total area for the subject lands is .979 hectares (2.42 acres) and is currently owned by Lucille Welch with a purchase agreement in place with Strada Developments Inc.

Legal Descriptions

The legal description for this application is: Plan 23701B, Block 3, Lot 3 and is located in City Section 10W.

Municipal Addresses

The municipal address for this application is: 7545 Elkton Drive SW. An additional piece of land previously subdivided R-1 and referred to as 217 Springbluff Blvd acts as the access point for the lower portion of the subject property.

Existing Land Uses

The land is currently designated DC12Z96

Site Context

There is one residence and detached garage on the subject site which will be removed, with dispersed vegetation consisting of aspen and spruce trees. Fescue grass and manicured lawn with shrubs and Caraganas are also present on the property.

The topography of the land gradually slopes southward from the highest point of elevation in the northwest corner to the lowest point of elevation in the southeast corner.

The Proposal

The subject site falls within the East Springbank Area Structure Plan – Appendix 1 Community Plan. It is identified in the plan as Standard Density potential and should achieve a density range of 3-5 units per acre (upa). The site, based on its triangular shape and topography, has been designed for 3.3upa which conforms to the ASP requirements.

Environmentally significant areas are not identified on the subject lands.

Open Space Allocation

There is no Municipal Reserve owing on these lands as it was provided to the MD of Rocky View when the area was subdivided into 2- acre parcels.

Road Closure

A road Closure Application may be required on Elkton Drive SW. The current road allowance exceeds a collector standard (21 metres), however, the adjacent developer that constructed Elkton Drive and installed concrete curb in front of the subject property has now defined the road boundary of the subject property on Elkton Drive.

Density

The anticipated and maximum density is 3.3 upa/8.2 uph, based on 8 single detached residential lots.

Phasing

Phasing of development will occur in one phase.

Utilities

All sanitary, storm and water servicing infrastructure are currently available in Elkton Drive and Springbluff Blvd for connection hook-ups to proposed lots. Shallow utilities for the proposed lots will be hooked up on Elkton Drive and SpringBluff Blvd as per the requirements and regulations of Enmax, Atco, Shaw, and Telus.

Required Infrastructure

Aside from individual hook-ups for each lot, the site will require construction of sidewalk on the south side of Elkton Drive consistent with the adjacent development. In addition, the construction of a concrete swale which bisects the existing property will be constructed and connect to the adjacent subdivision swale infrastructure.

Conclusion

The Proposal for Outline Plan and Land use Redesignation as noted above, allows for the development of the Subject Lands consistent with the Existing Area structure plan and the surrounding community. In addition, it also allows for the construction of new housing on the property in an expedient and timely fashion.