

Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2023-0310

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.00 hectares \pm (2.47 \pm acres) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW (Plan 252HP, Block 4; Plan 2370IB, Block 3, Lot 3) from Residential – One Dwelling (R-1) District and Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 7:**

That Council give three readings to **Proposed Bylaw 127D2024** for the redesignation of 1.00 hectares \pm (2.47 \pm acres) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW (Plan 252HP, Block 4; Plan 2370IB, Block 3, Lot 3) from Residential – One Dwelling (R-1) District and Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for single detached dwellings and secondary suites.
- The proposal represents an appropriate density of a residential site, allows for development that may be compatible with the character of the existing neighborhood and is in keeping with the applicable policies of the *Springbank Hill Area Structure Plan (ASP)* and *Municipal Development Plan (MDP)*.
- What does it mean to Calgarians? The proposed Residential – One Dwelling (R-1s) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-1s District would allow for more housing options that may better 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 regarding this proposal.

DISCUSSION

This land use amendment application in the southwest community of Springbank Hill was submitted by Strada Developments on behalf of the landowner, Lucille Welch, on 2023 October 11. The application was originally submitted as a land use amendment and outline plan, which showed the lot layout, driveway access and parcel locations. During the review of the application, it was determined that the proposal did not require any road dedication, nor did it require a dedication for Municipal Reserve (MR). Therefore, the decision was made to remove the outline plan, and to proceed solely with the land use amendment as Administration deemed the outline plan as unnecessary.

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No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for eight single detached dwellings in the future. A development permit will not be required for single detached dwellings, as they are exempt from requiring a development permit when listed as a permitted use within the land use district.

The approximately 1.00 hectare (2.47 acre) midblock site forms a large triangle that results in potential access from Springbluff Boulevard SW and Elkton Drive SW. The site is one of the last pockets in the area requiring a land use amendment to realize low density residential development. The surrounding development mainly consists of single and semi-detached dwellings. The proposed R-1s District is contextually sensitive to the environment and aligns with similar land use districts in the immediate area.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were 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 the public/interested parties and respective community association was appropriate. In response, the applicant provided information of the project to adjacent property owners and held one-on-one discussions with neighbours. The applicant provided signatures of several neighbours who were in support of the proposed development. The Ward Councillor was also informed of the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- removal of view from existing properties;
- concerns of implementation by the developer;
- removal of existing vegetation;
- request of one-storey homes built on site; and
- lack of communication with the project.

No comments from the Springbank Hill Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The lot design and number of units will be reviewed and determined at the subdivision application 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 proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics while maintaining a compatible built form.

Environmental

This application does not include any actions that specifically address the objective 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 approval stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more diverse housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 127D2024**
- 5. CPC Member Comments**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform