

Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2024-0219

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0222) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.00 hectares \pm (2.47 acres \pm) 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-1s) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Low Density Mixed Housing (R-G) District to allow for a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex, cottage housing clusters, rowhouse development, secondary suites and backyard suites.
- The proposal 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 proposed R-G District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-G District would support more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit or building permit has been submitted at this time.
- Previous Council direction related to this proposal: Application LOC2023-0310 was approved by Council on 2024 May 07 and the subject site was redesignated to the Residential – One Dwelling (R-1s) District by Bylaw 127D2024. Because this application was under review at the same time as the city-wide “Rezoning for Housing” project, the site was not included in Bylaw 21P2024 which redesignated other suburban areas of the city to the R-G District.

DISCUSSION

This land use amendment, in the southwest community of Springbank Hill, is an administrative city-initiated application to bring the subject parcel into alignment with the Land Use Bylaw. The subject site is an approximately 1.00 hectare (2.47 acre) midblock site that forms a triangle which results in potential access from both Springbluff Boulevard SW and Elkton Drive SW. No development permit or building permit has been submitted at this time; however, the intent of the landowner per the previous LOC2023-0310 application was to apply for eight single detached dwellings in the future. A development permit would not be required for single

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detached dwellings, as they are exempt from requiring a development permit when listed as a permitted use within the land use district. However, building permits will be required.

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

The application is recommended to proceed to a 2025 April 08 Public Hearing Meeting of Council since the current R-1s District on the parcel has been deleted from the Land Use Bylaw.

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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 sent to the landowner, Strada Developments Inc., and also sent to adjacent landowners.

Administration received one letter of support and 36 letters of opposition from the public. The letter of support identified the following points:

- the location next to a playground is ideal;
- Springbank Hill should also contribute to solving the housing crisis;
- the uses allowed in the R-G district would be in character with the neighbourhood;
- abundant street parking is available along Elkton Drive SW; and
- the proposal would allow the property to be zoned like the rest of Springbank Hill which is reasonable.

The letters of opposition identified the following issues:

- increased density is not in character with the neighbourhood;
- increased traffic and parking challenges;
- lack of infrastructure such as schools, transit options and green spaces;
- reduced setbacks could impact safety, noise and privacy;
- lack of advertising, notification and signage on the parcel;
- decreased property values;
- impact to a group of deer located on the property;
- removal of view from existing properties;
- removal of existing vegetation;
- request of only single family homes to be built on site.

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 as rules of the ASP limit the possible structure types on the lot to single or semi-detached dwellings. Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 a variety of housing choices in low-density residential building forms. Today’s households are better served by greater housing choice. Providing housing options for all Calgarians throughout every Calgary’s community is a more equitable and inclusive approach to planning our city.

Environmental

Administration reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Adding more residents to existing communities provides a stronger customer base for transit, making it a more viable and desirable transportation option than driving.

Economic

Development of this site in the developing area contributes to Calgary’s overall economic health by housing new residents within Calgary’s city limits as well as utilizing existing infrastructure more effectively.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Failure to approve the land use redesignation could result in uncertainty for future development approvals and Land Use Bylaw enforcement as the listed district no longer exists.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform