

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Springbank Hill, between Elkton Drive SW and Springbluff Boulevard SW. The 1.00 hectare ± (2.47 acre ±) site is approximately 122 metres wide and 159 metres deep in a triangle lot pattern, with potential driveway access from both Springbluff Boulevard SW and Elkton Drive SW. The site is currently vacant with stripping and grading work started.

Surrounding development is primarily characterized by single detached dwellings on parcels designated as Residential – Low Density Mixed Housing (R-G) District. A small park with a playground is adjacent to the development to the east, designated as Special Purpose – School, Park and Community Reserve (S-SPR) District. To the north, there is a small group of semi-detached dwellings that are either under construction or have recently been built. The site is approximately 50 metres (a one-minute walk) to transit stops for Route 164 (Aspen Summit/Richmond Terminal) on 77 Street SW, traveling both south and north-bound.

Community Peak Population Table

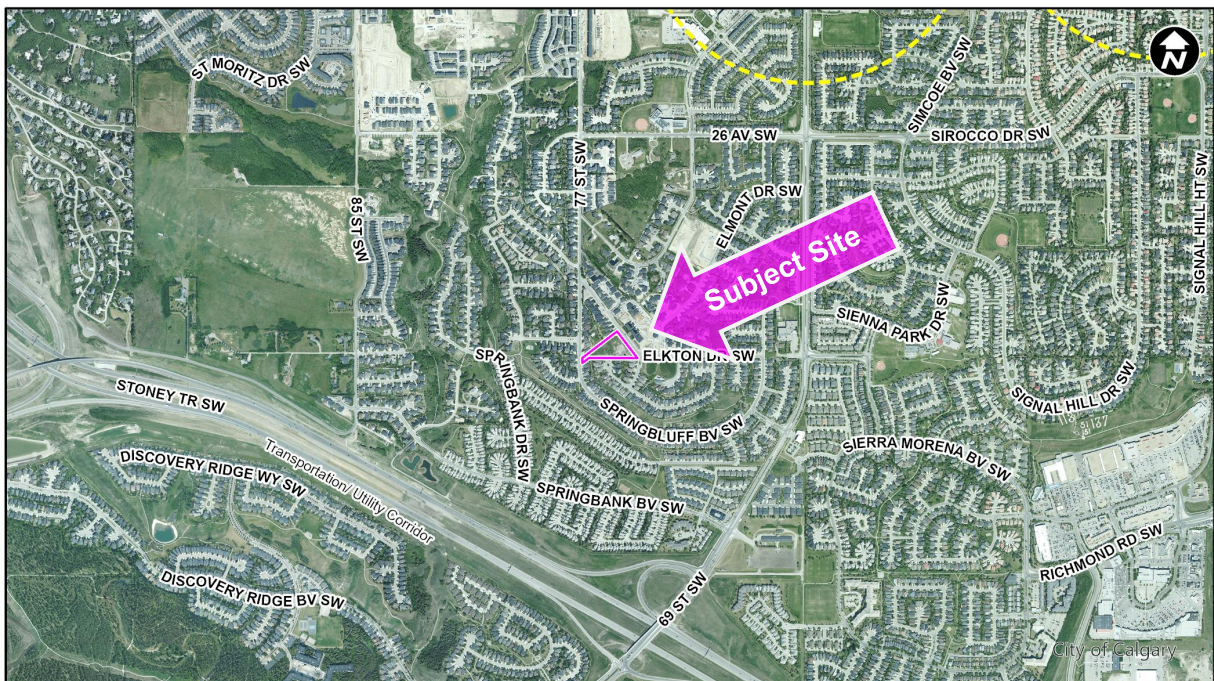
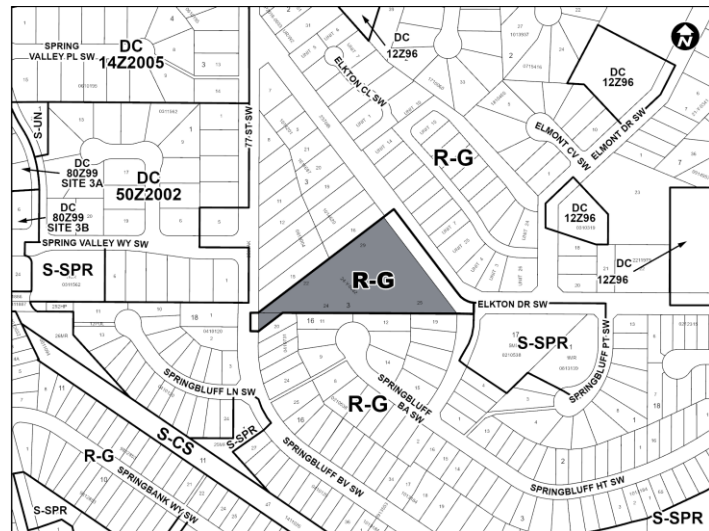
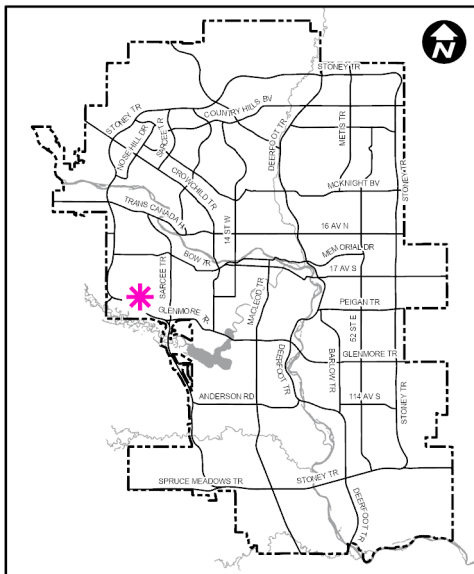
As identified below, the community of Springbank Hill reached its peak population in 2018.

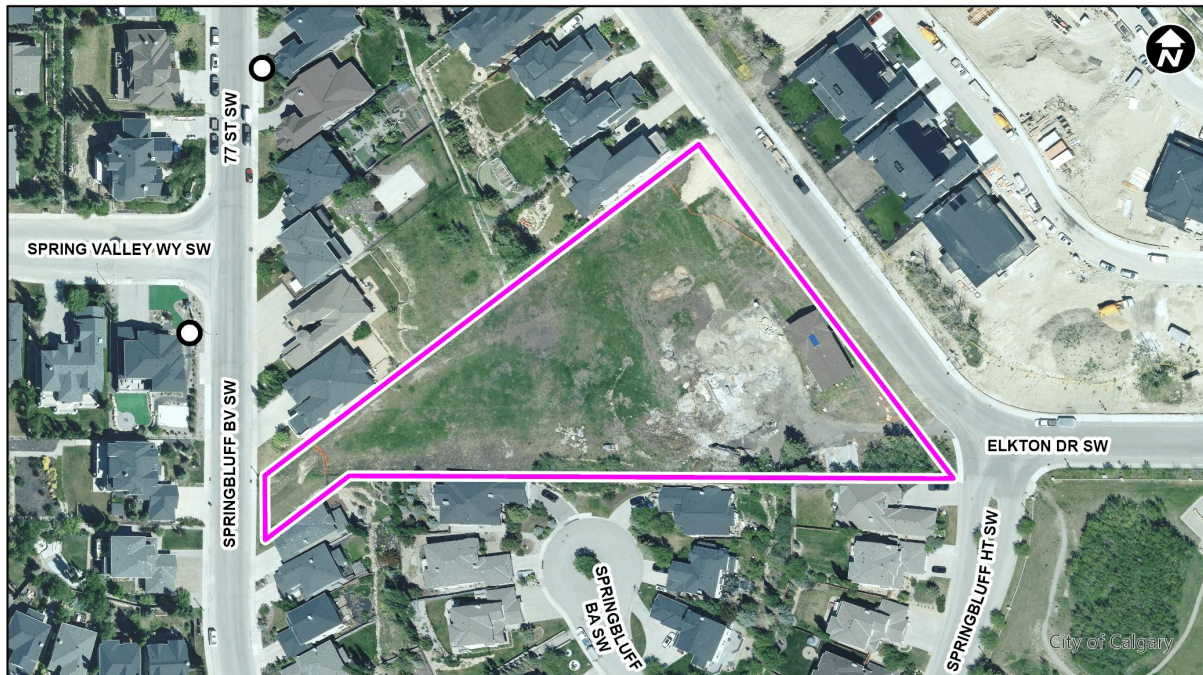
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

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

LOC2023-0310 was adopted by Council on 2024 May 07. It included a total of 1.00 hectares \pm (2.47 acres \pm) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW which were redesignated from Residential – One Dwelling (R-1) District and Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

LOC2024-0017, Rezoning for Housing Bylaw number 21P2024, was adopted by Council on 2024 May 14 and redesignated parcels surrounding the subject site to the R-G District. The subject parcels, 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, were not included in Bylaw 21P2024 for the following reasons:

- Direct Control (DC) districts were not included in the scope of Rezoning for Housing. As the subject site had a DC designation prior to being redesignated to R-1s District on 2024 May 07 it was not included in the original list of parcels for the Rezoning for Housing.
- Procedurally, when a report has been published in a Council or Committee agenda, or in this case Calgary Planning Commission agenda, no further changes can be made by the reporting department, as the report is already the property of the Council or Committee body. Any changes to the report must be introduced at the meeting.
- The Rezoning for Housing Bylaw was presented to CPC on 2024 March 07 and adopted by Council 2024 May 14. LOC2023-0310 was adopted on 2024 May 07. The timing of when LOC2023-0310 was brought to Council meant that it was not able to be included in the Rezoning for Housing Bylaw, though it had been redesignated to the R-1s District and was then technically within the scope of Rezoning for Housing. It could not be added to the report by Administration.

Procedural amendments to delete the redundant low density residential land use districts from the Land Use Bylaw were also approved as part of the Rezoning for Housing decision, including the R-1s District. This deletion came into force 2025 January 01. The parcel's R-1s District rules have been deleted from the Land Use Bylaw. In order to have Land Use Bylaw rules for any future development to follow, this parcel requires a conforming designation (zone) and the lowest residential zone available for this area is now the R-G District.

Planning Evaluation

Land Use

The existing land use on the site is Residential – One Dwelling (R-1s) District. The R-1s District was deleted from the Land Use Bylaw on 2025 January 01. The R-1s District was intended for low-density residential development in developing areas. This District was designed to support low-density residential building forms including single detached dwellings, secondary suites and backyard suites. The minimum parcel width for the R-1s District was 10 metres, with a minimum parcel area of 330 square metres. The maximum building height in this district was 12 metres.

The proposed Residential – Low Density Mixed Housing (R-G) District is also intended for low-density residential development in developing areas. This District accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The minimum parcel width for the R-G District is six metres with a minimum parcel area of 150 square metres. The maximum building height in this district is 12 metres. The maximum number of main residential buildings on a parcel is one, except for cottage housing clusters. Secondary suites and backyard suites are also allowed in the R-G District.

Development and Site Design

The rules of the proposed R-G District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Under the R-G District permitted uses do not require a development permit application.

An application for a subdivision has been approved and will not be impacted by this proposed land use amendment change.

The proposed land use amendment aligns with the guidelines presented in the ASP.

Transportation

Pedestrian access to the site is available from the existing sidewalks along Springbluff Boulevard SW and anticipated along Elkton Drive SW with future redevelopment. This site is located adjacent to future on-street bikeways as identified on the Always Available for All Ages and Abilities (5A) Network, along both Springbluff Boulevard SW and Elkton Drive SW. The subject site frontages, adjacent to both Springbluff Boulevards SW and Elkton Drive SW, are within close proximity to Calgary Transit, with the north/southbound stops for Route 164 (Aspen Summit/Richmond Terminal) located along Springbluff Boulevard SW between 75 and 400 metres (a one-to-six-minute walk). Direct vehicular access to the site is anticipated from the frontages of Springbluff Boulevard SW and Elkton Drive SW, with on-street parking presently unrestricted along both these roadways.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Existing utilities are available to service the subject site. Connections and extensions if needed will be at the expense of the developer. There are no impacts to utilities and servicing anticipated with the proposed land use amendment.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is intended to be primarily residential, containing single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments located at the edges of communities. The applicable MDP policies encourage redevelopment and modest intensification of communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary 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 future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Springbank Hill Area Structure Plan (Statutory – 2017)

The [Springbank Hill Area Structure Plan](#) (ASP) identifies the subject site as being part of the Standard Suburban area (Map 2: Land Use Concept). The policies of the Standard Suburban area indicate that developments should accommodate single-detached and semi-detached housing, as well as institutional and recreational uses. The proposed land use amendment would allow for single-detached and semi-detached dwelling forms and is generally in alignment with applicable policies of the ASP. Should a future application to develop a low density housing form other than a single detached or semi-detached dwelling be applied for, the applicant may also be required to apply for a policy amendment.