

Applicant Submission

Circulation Packages sent 2025 January 22

LOC2024-0219 City-Initiated Applicant's Submission – Proposed Land Use Redesignation Application - 7545 Elkton Drive SW – Springbank Hill

Proposal:

This city-initiated land use amendment (rezoning) application seeks to redesignate 1.00 hectare (2.47 acres) from the now deleted Residential – One Dwelling (R-1s) District to the Residential - Low Density Mixed Housing (R-G) District. This will bring the subject parcel into alignment with the current Land Use Bylaw.

Location Map:



Background - LOC2024-0219 at 7545 Elkton Drive SW

On 2024 May 14, Calgary City Council adopted Rezoning for Housing (Bylaw Number 21P2024), which included a citywide Land Use Redesignation (zoning) amendment. This Bylaw applied portions of Home is Here: The City of Calgary's Housing Strategy, which was approved by City Council on 2023 September 16. Low density residential parcels of land in the City of Calgary were redesignated through Rezoning for Housing to either:

- Residential – Low Density Mixed Housing (R-G) District,
- Residential – Grade-Oriented Infill (R-CG) District, or
- Housing – Grade Oriented (H-GO) Districts.

The Citywide rezoning changes were implemented 2024 August 06.

Procedural amendments to delete redundant low density residential land use districts from the Land Use Bylaw were also approved as part of the Rezoning for Housing decision. This decision deleted the R-1s district, and it means that the new base low density residential land use district is R-G in developing areas of the city. This deletion came into force 2025 January 01.

For administrative reasons, some parcels were not able to be included in the scope of Rezoning for Housing. In this case, through a previous application – LOC2023-0310,

the subject parcel was designated from a Direct Control District to Residential – One Dwelling (R-1s) District. Direct Control districts were not included in the scope of Rezoning for Housing.

This city-initiated land use amendment seeks to bring the subject parcel into alignment with the current Land Use Bylaw and redesignate it to Residential - Low Density Mixed Housing (R-G) District.

The R-G District is intended to apply to low density neighbourhoods in master planned communities in the Developing Area. It enables a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex, cottage housing clusters and rowhouse development, all of which may include secondary suite.

Parcel History - 7545 Elkton Drive SW

LOC2023-0310 was a Land Use Amendment which was adopted on 2024 May 07. It included a total of 1.00 hectare (2.47 acres):

0.979 hectares were redesignated from a Direct Control (DC) District to the Residential – One Dwelling (R-1s) District and 0.020 hectares were redesignated from the R-1 District to the R-1s District. Combined, these equal a total of 1.00 hectare (2.47 acres).

- The R-1s District was a low density residential designation in developing areas that was primarily for single detached homes that may include a secondary suite. The maximum number of main residential buildings on a parcel was one. The Maximum building height was 12.0 metres.
- The R-1s District was deleted from the current Land Use Bylaw on 2025 January 1 as per direction from Bylaw 21P2024.
- **The combined 1.00 hectare (2.47 acre) R-1s portion is proposed to be redesignated to R-G to be in alignment with the current Land Use Bylaw.**