

Policy and Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2025-0011

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.16 hectares \pm (2.86 acres \pm) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – At Grade Housing (M-Gd37) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council:

1. Give three readings to the proposed bylaw for the amendment to **Proposed Bylaw 76P2025** (Attachment 2); and
2. Give three readings to **Proposed Bylaw 154D2025** for the redesignation of 1.16 hectares \pm (2.86 acres \pm) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – At Grade Housing (M-Gd37) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a grade-oriented form that is consistent with the building types already listed in the existing district (e.g. rowhouses and townhouses).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – At Grade Housing (M-Gd37) District would allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-Gd37 District would allow for development that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Springbank Hill Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This land use amendment application in the southwest community of Springbank Hill was submitted by B&A Studios on behalf of 2484344 Alberta Ltd. (represented by Brad Kirk) on 2025 January 17.

The initial submission for the subject application was for a redesignation to the M-G District. No density modifier was included, which could have allowed up to 80 units per hectare (92 units based on the subject site area). This initial proposal would have also required an ASP amendment to change the ASP land use category for the site to the 'Medium Density' area (38-148 units per hectare). In response to the concerns raised by the Springbank Hill Community Association (CA), adjacent residents, and in consultation with Administration, the applicant amended the application to include a land use density modifier of 37 units per hectare (42 units on the subject site) and chose to pursue a more limited ASP policy amendment to the 'Low Density' area (20-37 units per hectare).

The subject site is located mid-block along Elveden Drive SW, directly east of 77 Street SW. The site is approximately 1.16 hectares in size and is currently vacant. It is currently designated as the R-G District, allowing for development of Rowhouse Buildings in addition to other low-density forms, with up to one main residential building per parcel (a minimum area of 150 square metres). Based on the parcel area, the applicant has indicated they could have achieved 48 rowhouse units on the site. As outlined in the Applicant Submission (Attachment 3), the proposed M-Gd37 District would facilitate a 42-unit townhouse development. Although a lower number of units, the M-Gd37 District would allow additional site design flexibility to what is available under the R-G District.

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 policy and 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 held an online meeting with residents, representatives from the Ward 6 Office and the CA. In addition, there was a project website which included project details. The Applicant Outreach Summary can be found in Attachment 4.

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.

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Administration received 81 letters of opposition from the public on the initial M-G District proposal, which did not include a density modifier and contemplated 92 units versus the 42 currently proposed. The letters of opposition included the following areas of concern:

- proposed density and height does not fit within existing community;
- multi-family development is incompatible with community and will have negative impact on community character;
- not an appropriate transition to the adjacent low density development;
- negative impacts on traffic and parking and pedestrian safety;
- negative impact on community safety;
- negative impact on local wildlife;
- local infrastructure cannot support proposal;
- existing community services (school and city facilities) cannot support the proposed density;
- increase in noise and light pollution;
- subject site has topography and site access issues which would not support the proposed density; and
- not in alignment with the *Springbank Hill ASP*.

The Springbank Hill CA responded to the initial application on 2025 April 15 and the amended application on 2025 July 4. In both instances, the CA indicated opposition to the proposal (Attachment 4). The concerns raised included increased density and traffic, compatibility with neighbourhood character, a negative impact on the existing infrastructure and that the proposal does not align with the applicable ASP policies.

Following a review of the comments received from the community and the applicant's online meeting, Administration recommended the applicant add a land use density modifier of 37 units per hectare (M-Gd37), which would lower the potential maximum number of units on the site. Further, the proposed ASP amendment was amended to place the subject site within the 'Low Density' area as opposed to the 'Medium Density' area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-Gd37 District is intended to be adjacent to low-density developments and would facilitate a townhouse development that is compatible with the surrounding area. The building and site design, including landscaping and amenity space, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy and 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.

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IMPLICATIONS

Social

The proposed application would allow wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically 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.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services and provide more compact 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. **Proposed Bylaw 76P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 154D2025**
7. **CPC Member Comments**
8. **Public Submissions**
9. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform