

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill. The site is currently undeveloped and is approximately 1.16 hectares (2.86 acres) in size, with dimensions of approximately 75 metres deep and 151 metres wide.

The surrounding properties are designated as Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) Districts and are characterised by low density residential development, primarily in the form of single detached and semi-detached dwellings.

The initial submission of the application was for redesignation of the site to the Multi-Residential – At Grade Housing (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 density modifier of 37 units per hectare (42 units on the subject site).

It should be noted that there was a previous land use approval (LOC2018-0227) on 2019 September 19 and subsequent subdivision approval (SB2020-0120) on 2024 June 28 to facilitate a 14-unit development.

Community Peak Population

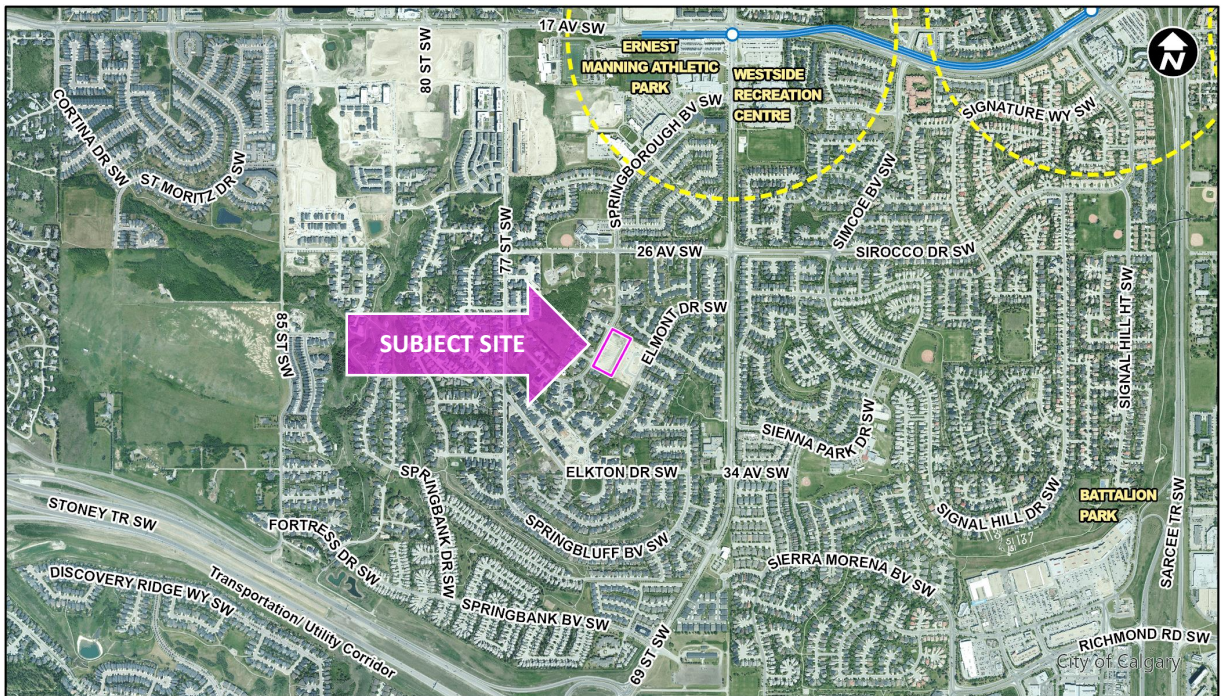
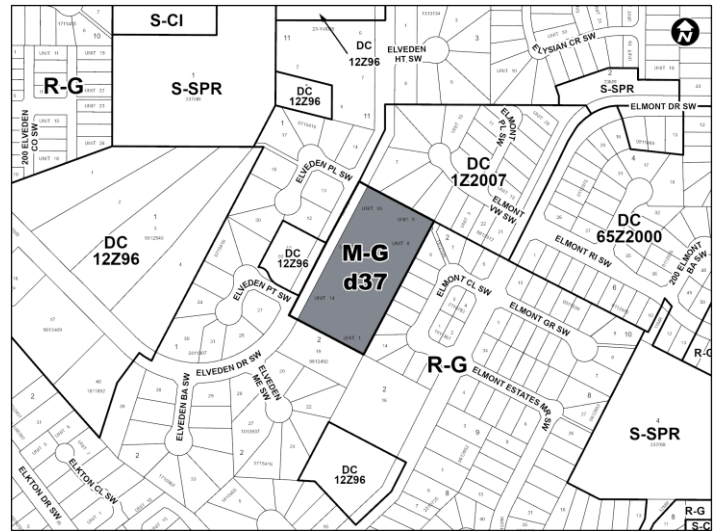
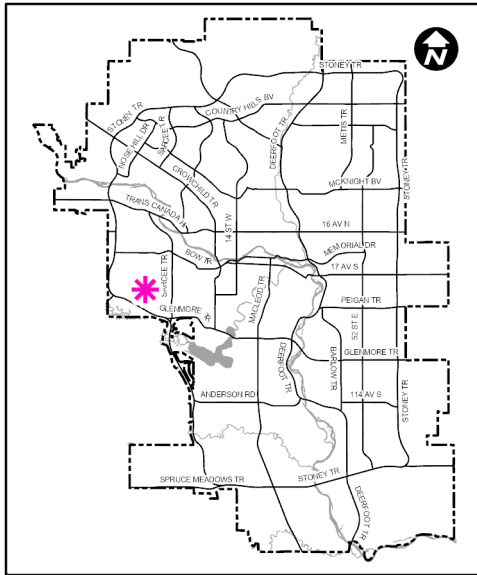
As identified below, the community of Springbank Hill reached its peak population in 2018.

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.08 %

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

None.

Planning Evaluation

Land Use

The existing Residential – Low Density Mixed Housing (R-G) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres. While the R-G District does not have a maximum density per hectare, it allows one main residential building on a parcel which has a minimum size of 150 square metres, which the applicant has indicated would facilitate a 48-unit rowhouse development. Secondary suites are also permitted in the R-G District.

The proposed Multi-Residential – At Grade Housing (M-Gd37) District allows for a similar range of grade-oriented building forms of low height and low density, but also allows townhouse buildings, an additional grade-oriented form. Townhouse buildings can be contextually appropriate in low-density areas but may face an internal driveway and are not required to front onto a public street like a Rowhouse Building. The minimum density required in the M-G District is 35 units per hectare and the maximum density allowed is 80 units per hectare. This proposal includes a density modifier of 37 reducing the maximum achievable density to 37 units per hectare, limiting development on the 1.16 hectare site to a maximum of 42 dwelling units. The maximum building height allowed is 13.0 metres. Secondary suites are not a listed use in the M-G District.

Development and Site Design

If approved by Council, the rules of the proposed M-Gd37 District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- layout and configuration of dwelling units;
- creating an engaging built interface along Elveden Drive SW;
- mitigating shadowing, overlooking, and privacy concerns;
- interface and appropriate transitioning to adjacent development;
- providing quality amenity space for residents;
- ensuring appropriate waste storage and collection; and
- providing suitable mobility options, including motor vehicle parking, bicycle parking and alternative mobility storage lockers.

Transportation

The subject site fronts onto Elveden Drive SW, a residential street. Vehicle and pedestrian access are available from Elveden Drive SW.

The multi-use pathway located approximately 750 metres (an 11-minute walk) away on 69 Street SW provides connectivity to the Always Available for All Ages and Abilities (5A) Network.

The site is located within approximately 500 metres (an eight-minute walk) from the Route 51 (Discovery Ridge) bus stop located on 69 Street SW, as well as approximately 400 metres (a four-minute walk) from Route 164 (Aspen Summit) on 26 Avenue SW. The walk to the 69 Street LRT Station is approximately 1.5 kilometres, or 25 minutes.

On-street parking is available on Elveden Drive SW. The parcel is not located within a Residential Parking Permit Zone.

A Transportation Impact Analysis and a Parking Study were not required for the land use amendment application. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Mobility Engineering.

Environmental Site Considerations

The subject site, in its current state, has had erosion and slope stability challenges which have impacted neighboring lands. Development of the lands via a future development permit is anticipated to resolve these issues. An erosion and sediment control plan and an updated slope stability report will be required, for review by Administration, at the development permit stage. A Phase One Environmental Site Assessment (ESA) was completed with the previous outline plan (LOC2018-0227) and recommended maintenance activities were implemented with previous stripping and grading work. No further environmental investigation was recommended.

Utilities and Servicing

Water Servicing

The subject site is within Broadcast Hill pressure zone and can be serviced by the existing local water network. A fire flow letter will be required at the development permit stage to confirm adequate fire flow and hydrant coverage to service the proposed built form.

Sanitary Servicing

Sanitary mains are available and must be extended at the expense of the Developer. There are no capacity concerns related to this application.

Stormwater Service

A storm main is available on the east corner of the parcel that connects to Elmont Close SW. Extension is at the expense of the Developer.

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 Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP), which are characterized as predominantly low density residential neighbourhoods and smaller pockets of multi-family developments.

The proposal is in alignment with Section 2.1.1 'Creating a City Attractive to People' by providing a variety and greater amount of housing choices within existing residential communities and Section 2.2.5 'Strong Residential Neighbourhoods' by supporting redevelopment that provides a broader range of housing choices in local communities to help stabilize population declines and support the demographic needs of communities.

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 development of this site with applicable climate strategies will be explored and encouraged within the development permit review.

Springbank Hill Area Structure Plan (Statutory – 2017)

The [Springbank Hill Area Structure Plan](#) (ASP) identifies the site as being part of the Standard Suburban area as per Map 2: Land Use Concept. The applicable policies indicate that densities range between 7 to 17 units per hectare and should accommodate single-detached and semi-detached housing.

To facilitate this proposal, an amendment to Map 2 is required to change the site from Standard Suburban area to Low Density area. The Low Density area is characterised by densities in the range between 20 to 37 units per hectare and provides opportunity for a mix of dwelling types.

Administration has reviewed this application and determined the proposed amendment to be appropriate in this location. It would enable townhouse development that is compatible with the existing semi-detached and single detached built forms within the surrounding area. Further, it would be in alignment with Section 1.5 'Goals and Objectives' of the ASP, which indicates that a wide choice of housing is to be provided to accommodate different household types and lifestyles.

This proposal is being brought forward in accordance with Section 7.1 'Authority of the ASP' which requires any changes to the ASP be consistent with the MDP.