

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jeff Hanson

Date:

June 4, 2025

This Land Use Amendment (LUA) application is to change the identified Low Density Mixed Housing (R-G) parcel at 30 Elveden Drive SW to Multi-Residential At Grade Housing (M-G) with a density modifier of 37 uph. The Subject Lands are located in the community of Springbank Hill in Southwest Calgary and include a 1.16 ha (2.86 ac) parcel.

The site is adjacent to other R-G parcels to the west, south, and east with a DC parcel across the street to the west and several DC sites to the north. The DC to the west is a remaining parcel from the DC 12296, intended for rural residential type development. The site includes a single detached home built in 2004. The parcels to the north are designated 1Z2007, intended for semi-detached residential development. These DC sites include 20 semi-detached homes built between 2009 and 2010.

The Subject Lands fall within the Springbank Hill Area Structure Plan (ASP) and are currently identified as a Standard Suburban Area, which has a density range of 7 to 17 units per hectare (uph) and is intended for single and semi-detached residential development. The proposed development is a 42 unit (37 uph) private townhouse site, which aligns with the density and intended built form of the Low Density Area policies. The application requires an ASP amendment to update the Neighbourhood Area for the Subject Lands from Standard Suburban to Low Density.

The rationale for development is to provide greater housing diversity in Southwest Calgary in an ideal location with many amenities nearby including schools, recreation, and shopping as well as convenient access to Calgary Transit with local bus routes and the 69th Street LRT Station. The proposed development also provides much needed housing as the City and Province face the ongoing housing crisis. The adjacent semi-detached development sets the stage for gentle density to be added to the area. Respectful interface design details to effectively transition to the adjacent single detached homes will be further defined at the development permit stage.