

Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169

EXECUTIVE SUMMARY

This application was submitted on 2018 July 20 by Situated Consulting Co on behalf of the landowners, Josip Jukic and Tomislav Markic. This outline plan proposes subdivision and development of a 0.59 hectare (1.46 acre) parcel in the southwest community of Springbank Hill. The associated land use amendment application (CPC2018-1313) proposes a redesignation of this parcel from a Direct Control District to Residential – One Dwelling (R-1s) District. The outline plan provides for:

- a development that will accommodate single-detached dwelling units that have the potential for suite development;
- dwelling units to be accommodated with a fee simple subdivision;
- public roads and sidewalks within the site that are to be built to meet City of Calgary standards.

This outline plan application is being considered under the policies of the *Springbank Hill Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*. The associated land use redesignation application to the R-1s District complies with the Standard Suburban land use policies of the ASP.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 36 Elmont Drive SW (Plan 9111797; Lot 16) to subdivide 0.59 hectares \pm (1.46 acres \pm), with conditions (Attachment 2).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

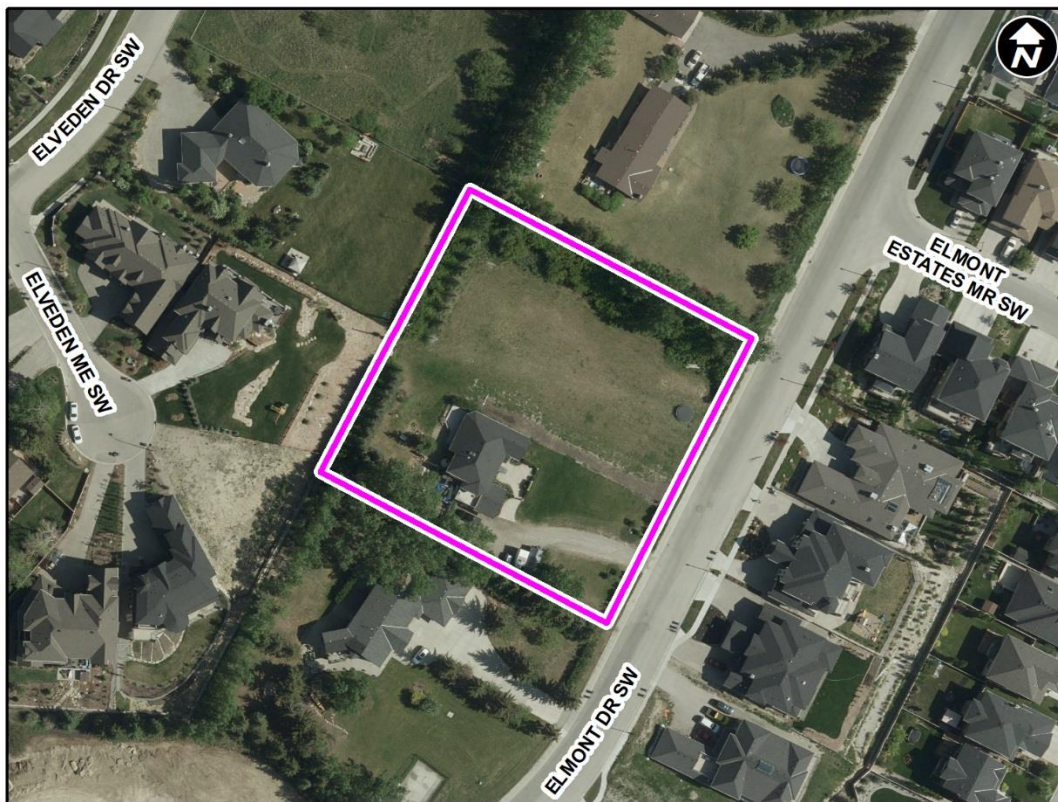
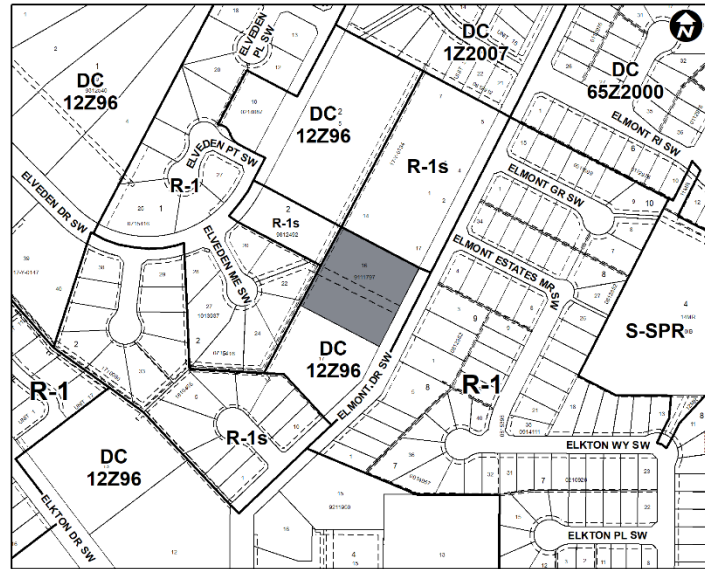
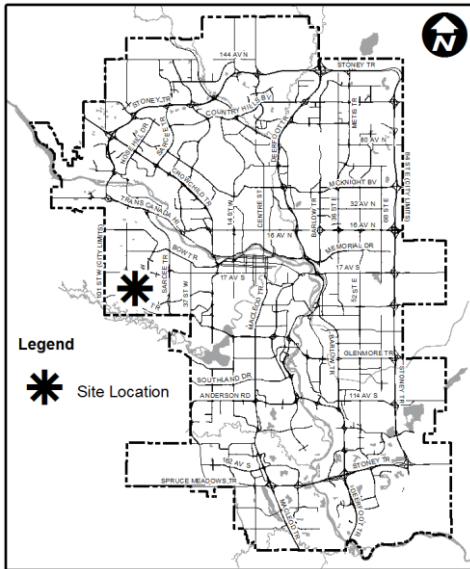
BACKGROUND

Situated Consulting Co, on behalf of the landowner, submitted the subject application to The City of Calgary on 2018 July 20 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.

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Location Maps



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Site Context

The subject parcel is located in the community of Springbank Hill, south of 26 Avenue SW and west of 69 Street SW. Site access is currently provided from Elmont Drive SW. Surrounding development consists of low-density residential building forms (single detached). The site area is 0.59 hectares (1.46 acres). A single detached dwelling exists on the parcel that is to be demolished upon redevelopment of the site.

The site is approximately 1.5 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 1.5 kilometres of the subject site.

Figure 1 provides Peak Population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Subdivision Design

The proposed outline plan provides for a similar lot and street pattern as found within neighbouring areas. The plan area is surrounded by existing residential development. Access into and throughout the plan area is to be accommodated by public road right-of-way.

The proposed outline plan (Attachment 3) shows the applicant's intent to develop the site as fee simple lots. The applicant proposes to create 10 individual lots, with each lot individually serviced through the public road that will be built to City standards for public right-of-ways.

Subject to approval of the land use redesignation, the applicant will submit a subdivision application to enable the fee simple lots to proceed. Each parcel complies with the rules of the Residential – One Dwelling District (R-1s) District.

Municipal Reserve dedication is not required, as reserve was previously provided in 1960 upon registration of Plan 2370 IB.

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Land Use

The existing land use for the subject site is a Direct Control District (Bylaw 12Z96), intended to accommodate rural residential development in the form of single detached dwellings. Under this land use, existing parcels can be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

The associated land use amendment application (CPC2018-1313) proposes to redesignate the site to the Residential – One Dwelling (R-1s) District. The R-1s District accommodates single detached dwellings with the option of suite development, a similar development pattern as provided in the existing land use district.

Section 3 – Land Use Areas

Springbank Hill Area Structure Plan (ASP)

The subject parcel is located in the Standard Suburban land use policy area of the ASP. This policy area allows for single and semi-detached dwellings, institutional and recreational uses.

Land Use Evaluation

The proposed outline plan complies with the relevant policies of the Standard Suburban land use area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The proposed land use district would accommodate future development that maintains the existing land use pattern, built form and context of the surrounding area.

Density

The density of the proposed 10 unit development is 16.94 units per hectare (uph), just under the maximum 17 uph allowed in the Standard Suburban land use policy area of the Springbank Hill ASP.

A subdivision application is required prior to registration of the fee simple plan.

Development permit applications are not required prior to the submission of building permits for single and semi-detached buildings in the developing areas of the City.

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Stakeholder Engagement, Research and Communication

Engagement and Public Meetings

The subject application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners, and the application was advertised online.

No public meetings were held by the applicant or Administration in association with this application.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Citizen and Community Association Comments

Six letters of opposition were received from the public. The letters submitted expressed the following concerns:

- Concern over the increase in number of units proposed as not being compatible with surrounding development.
- Concern that this increase in number of units will cause safety and traffic issues.
- Concern over drop in property values.
- Concern over loss of natural vegetation.

Administration has reviewed these concerns. The proposed density for the subject parcel is in keeping with the Springbank Hill ASP. There will be a slight increase in the number of vehicles along Elmont Drive SW, but relatively minimal. To address the last concern, Administration has recommended within the Conditions of Approval (Attachment 2) that the applicant provide boulevard trees along Elmont Drive SW at time of development.

The Springbank Hill Community Association was circulated on this application. The Association responded with an email (Attachment 5) generally supporting the redesignation, but with some comments summarized as follows:

- Passing along a resident's concern regarding the increase in density not being compatible with the existing homes in the area; and
- The desire to see additional detail as to connectivity between developments.

In regards to the second comment raised by the Community Association, this can be evaluated at the subdivision stage of the process.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The subject parcel is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns (Section 8.14).

Municipal Development Plan (Statutory – 2009)

The subject parcel is located with the Developing Residential area as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of the amendments to the Springbank Hill ASP, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject parcel is located in the Standard Suburban land use policy area. This area is intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

Social, Environmental, Economic (External)

The proposed outline plan accommodates an additional housing form (single detached dwellings with suite development) not allowed within the current Land Use District. The proposed land use amendment would accommodate a slightly greater mix of housing types in this particular area within the community of Springbank Hill.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed outline plan does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASONS FOR RECOMMENDATION:

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed Outline Plan accommodates the addition of single-detached housing with suite development, while keeping within the density allowed with the Standard Suburban land use policies of the *Springbank Hill ASP*.

ATTACHMENT(S)

1. Applicant's Submission
2. Conditions of Approval
3. Outline Plan
4. Community Association Letter
5. Outline Plan Data Sheet