

**Land Use Amendment 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. The land use amendment proposes the redesignation of a 0.59 hectare (1.46 acre) parcel in the southwest community of Springbank Hill from a Direct Control District to Residential – One Dwelling (R-1s) District. This proposal would:

- Accommodate development of 10 single detached dwelling units on the subject parcel, as seen in the associated Outline Plan (CPC2018-1314), with the option of secondary suite development; and
- Accommodate public road right-of-way and sidewalks to meet City of Calgary standards.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.59 hectares \pm (1.46 acres \pm) located at 36 Elmont Drive SW (Plan 9111797; Lot 16) from DC Direct Control District to Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed redesignation bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

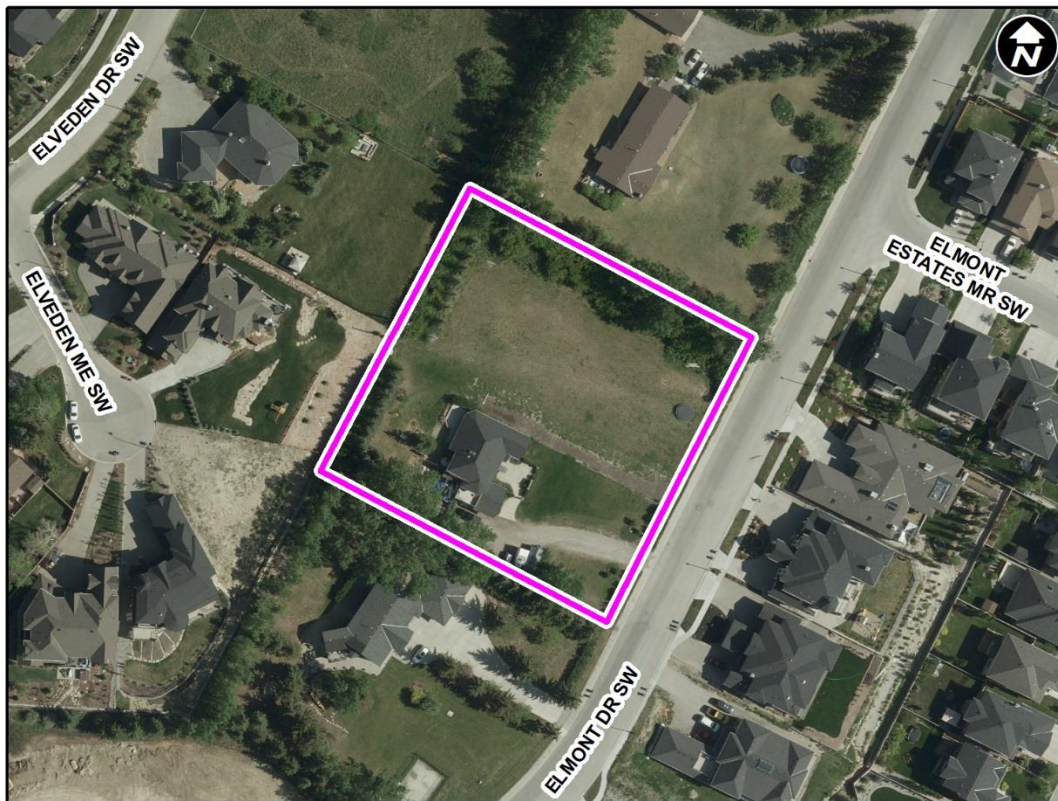
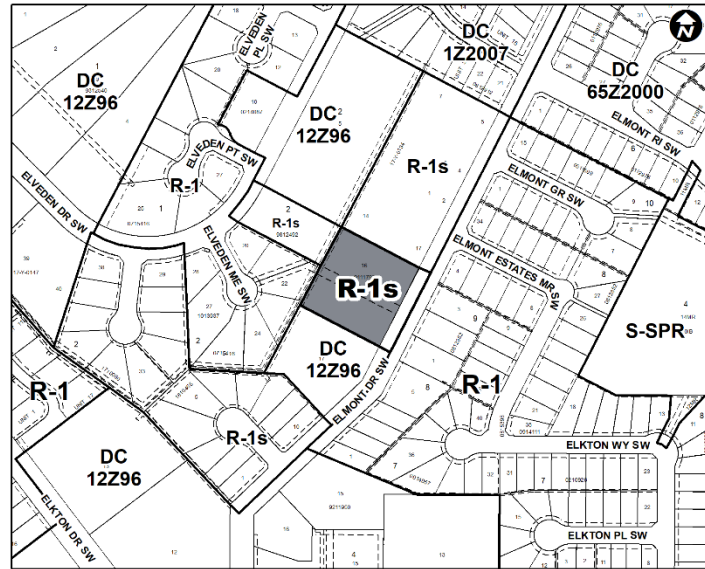
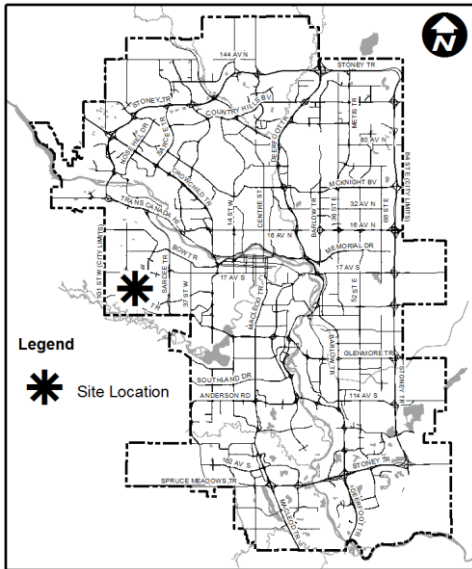
BACKGROUND

Situated Consulting Co, on behalf of the landowner, submitted the subject application 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 the 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

Existing Land Use

Development of the subject parcel is currently governed by the rules of a Direct Control District (Bylaw 12Z96). The purpose of this Direct Control District is to accommodate rural residential development in the form of single detached dwellings, and was the original land use applied to this area when it was annexed into the City from Rockyview County.

The discretionary use rules allow for existing parcels to 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).

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Proposed Land Use

The proposed land use district, Residential – One Dwelling (R-1s) District, would accommodate single detached dwellings in a similar development pattern and building form as provided in the existing land use district, with the option of suite development. There are surrounding properties in the area that are already designated R-1s, thus this proposal is in keeping with the land use character of the area. The applicant's proposal in the associated outline plan (report CPC2018-1314) anticipates 10 dwellings, with an approximate density of 16.94 units per hectare.

Springbank Hill Area Structure Plan (ASP)

Section 3 – Land Use Areas

The subject site is located within the Standard Suburban policy area in the ASP which allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

Land Use Evaluation

The proposed land use amendment is found to meet the relevant policies for the Standard Suburban 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 proposal anticipates a density of 16.94 units per hectare as compared with 3.4 units per hectare under the existing land use district). The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms within its immediate context.

Infrastructure

Transportation Networks

Access to the parcel is from Elmont Drive SW. All roads and sidewalks constructed shall be public and will be designed to the satisfaction of the Director of Transportation Planning. The applicant will be required to contribute to the cost of off-site improvements, specifically construction of a sidewalk adjacent to Elmont Drive SW, at the subdivision stage.

An existing northbound bus stop (Route 454) is located along 77 Street SW and an additional northbound bus stop (Route 439) is located along 69 Street SW. Both routes connect transit services to the LRT system (Blue Line) at 69 Street SW.

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Utilities and Servicing

Water, storm water, and sanitary services are available within the site boundary and are able to accommodate the proposed development. Further servicing details will be determined via the Stormwater Management Report and the construction drawings at the subdivision stage.

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; and
- 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 that if possible, 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 2) 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.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory– 2014)

The site 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 areas as identified in the *Municipal Development Plan* (MDP). With the recent adoption of amendments to the *Springbank Hill Area Structure Plan* (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 within the Standard Suburban land use policy area. These areas are intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with the land use and density policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

Social, Environmental, Economic (External)

The proposed land use amendment allows for the potential of suite development that is not listed as a use within the current Land Use District. Therefore, the proposed amendment would accommodate a slightly greater mix of housing types in the community of Springbank Hill, thus perhaps allowing for some people to live in the community who may otherwise be unable to.

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 amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-1s District accommodates development on the subject site that is compatible with the character of the surrounding low density residential development. The proposal would accommodate a slight increase in the mix of housing forms allowed which is in keeping with the policies of the *Springbank Hill ASP*.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter