

Applicant's Submission

Applicant's Submission

36 Elmont Drive SW, Springbank Hill

DC12Z96 to R-1s

The land use redesignation for the 0.59 hectare (1.46 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-1s (Residential-One Dwelling). The owners, Josip Jukic and Tomislav Markic, intend to build custom homes on the ten (10) subdivided lots to be created. The homes will complement the surrounding built environment.

The proposed R-1s land use district is in keeping with the existing adjacent land uses in the area and is in compliance with the Springbank Hill Area Structure Plan, which identifies the parcel for 'Standard Suburban' residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). 'Standard Suburban' areas represent a development pattern that existed prior to the adoption of the MDP and support the development of single and semi-detached housing. The proposed 10 dwelling units will result in a density of 16.94 units per hectare (6.85 units per acre).

There is no Municipal Reserve owing on the parcel as per the Municipal Government Act since the area of the parcel is less than 0.8 hectare (2.0 acres). An existing neighbourhood park amenity is located within 150m walking distance.

We intend to work in collaboration with the Springbank Hill Community Association and respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary.