

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0154

Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233

EXECUTIVE SUMMARY

This application was submitted by IBI Group on behalf of Rockwood Custom Homes Inc. on 2018 October 24. The land use amendment proposes the redesignation of a 2.03 hectare \pm (5.01 acre \pm) parcel in the southwest community of Springbank Hill from a DC Direct Control District to Residential – One / Two Dwelling (R-2) District. The proposed land use amendment would accommodate an additional housing form (semi-detached dwellings) not available in the existing land use district. This proposal would:

- Accommodate development of single and semi-detached dwelling units on the subject parcel;
- Accommodate 26 dwelling units within a bare land condominium plan as proposed by the applicant in the associated outline plan (CPC2019-0184);
- Facilitate the establishment of a bare land condominium, which is a form of subdivision, where each bare land unit is considered a parcel and is to comply with the rules of the proposed R-2 District;
- Allow a bare land condominium development that helps achieve densities allowed in the Standard Suburban policy area of the *Springbank Hill Area Structure Plan* (ASP);
- Accommodate a development not feasible through a typical subdivision that accommodate public roads and servicing; and
- Accommodate private roads and servicing within the site, to be maintained privately upon development.

This redesignation application has been applied for with the support of a related outline plan application (CPC2019-0184) to provide for the future subdivision layout (by way of a bare land condominium plan) for the parcel's development.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.03 hectares \pm (5.01 acres \pm) located at 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 February 21

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CPC2019-0154

**Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW,
LOC2018-0233**

BACKGROUND

IBI Group, on behalf of Rockwood Custom Homes Inc, submitted the subject application to the City on 2018 October 24 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

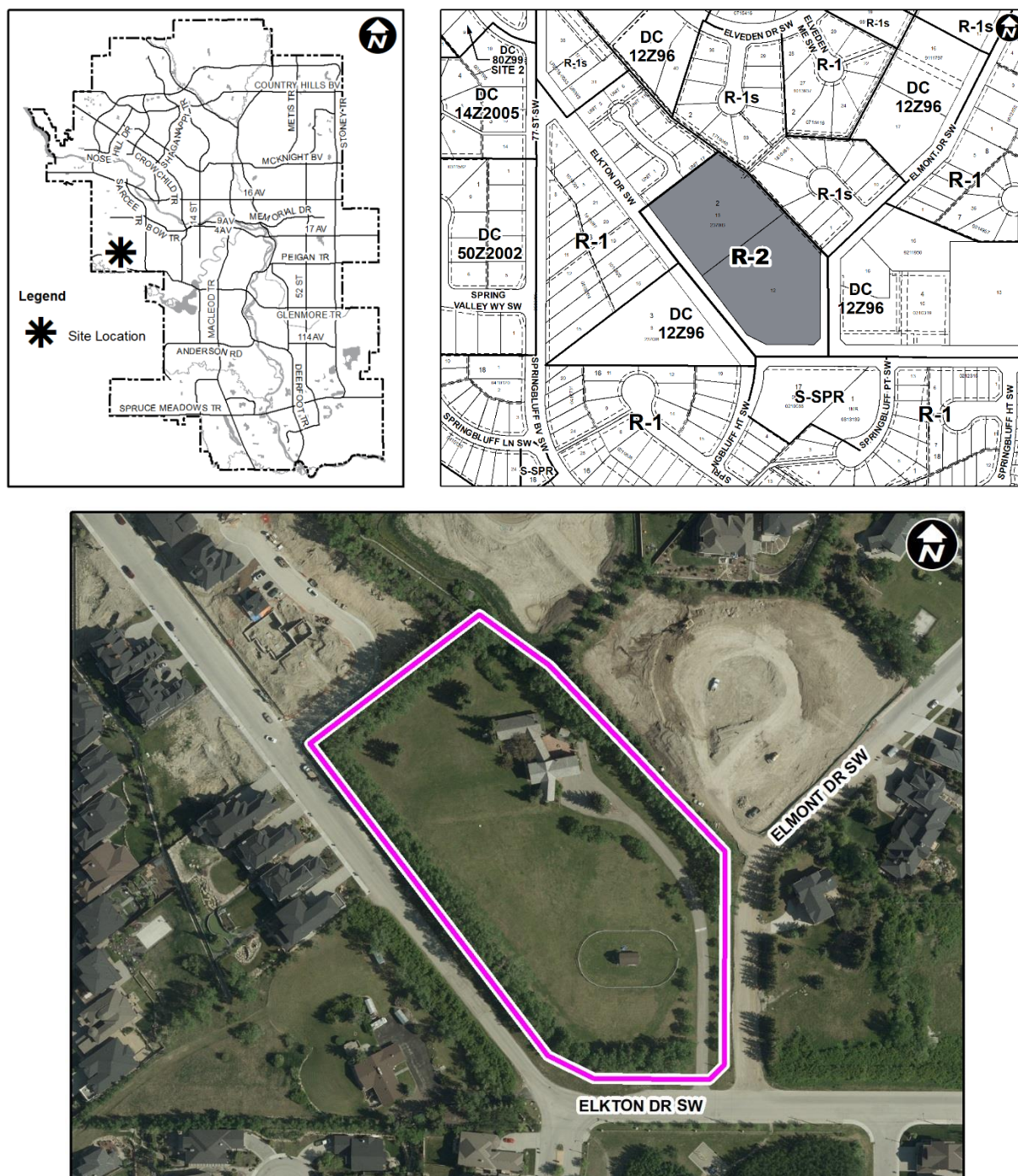
On 2017 June 13, Council approved the *Springbank Hill Area Structure Plan* (ASP), the local area plan providing policy direction for this community and the subject lands. Development within the immediate vicinity predates the adoption of this local area plan.

Planning & Development Report to
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LOC2018-0233

Location Map



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Site Context

The subject parcel, 7550 Elkton Drive SW, is located in the community of Springbank Hill, off Elkton Drive SW. The parcel has existed as a residential acreage for over 50 years. A one-storey single detached dwelling constructed in 1965 currently exists unoccupied on the site. Vehicular access is provided from Elkton Drive SW.

Current development within the immediate area is predominantly single detached dwellings; situated in a network of smaller cul-de-sac street patterns. While much of this area has been developed through a series of smaller subdivisions in the past 20 years, small pockets of parcels currently exist as residential acreages, similar to the subject parcel.

The site is approximately 2 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 800 metres of the 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	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

This land use amendment application (Attachment 2), along with the associated outline plan application (Attachment 3), will accommodate low density residential development in a form and function that is similar to its existing local context.

**Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW,
LOC2018-0233**

Land Use

Development of the subject parcel is currently governed by the rules of the Direct Control District Bylaw 12Z96. The purpose of this DC Direct Control District is to accommodate rural residential development in the form of single detached dwellings. 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).

The proposed Residential – One / Two Dwelling (R-2) District would accommodate single and semi-detached dwellings in a development pattern and building forms similar to those provided in the existing land use district, and in the character of the surrounding area. The applicant's proposal in the associated outline plan (CPC2019-0184) anticipates 26 dwellings.

Density

The proposed outline plan (Attachment 3) associated with the proposed redesignation, accommodates development that achieves a moderate increase in density facilitated through the adoption of the *Springbank Hill ASP*. The applicant's concept plan as described in the associated Outline Plan (CPC2019-0184) proposes 24 semi-detached and 2 single detached units upon full build out of the parcel.

The density of the proposed 26 unit development is 12.8 units per hectare (uph), below the maximum 17 uph allowed in the Standard Suburban land use policy area of the Springbank Hill ASP. The proposed density would not be achievable through the creation of new parcels through the typical subdivision process.

A subdivision application is to be approved, prior to registration of the bare land condominium plan.

Environmental

No urban development preceded the construction of the existing home and barn on site. No environmental concerns were identified in the Environmental Site Assessment reports and further investigations or assessments were not recommended.

No other environmental issues have been identified for the subject lands.

Transportation

Access to the parcel is provided from Elkton Drive SW, a residential road that branches from 77 Street SW, a collector road.

The proposed outline plan (Attachment 3) depicts all internal roads to be maintained privately subject to conditions as found in the associated report (CPC2019-0184). A pedestrian sidewalk will be provided on one side of the internal roads, connecting to the public road (Elmont Drive SW), at the time of development.

**Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW,
LOC2018-0233**

An existing northbound bus stop (Route 454) is located along 77 Street SW; approximately 400 metre walk to the subject parcel. Route 454 connects transit services to the LRT system (Blue Line) at 69 Street SW.

Utilities and Servicing

Water, storm and sanitary services are available from Elmont Drive SW and there is capacity to accommodate the proposed development. Details of the on-site servicing will be determined by the development site servicing plan (DSSP) at the subdivision stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this 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.

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.

Seven (7) submissions were received from the public. All except one letter expressed opposition to the proposed redesignation. The common concerns raised were a fear that increased traffic may overburden the existing road network, and a shift to built forms not consistent with the existing context. Further, various letters expressed the belief that local infrastructure would be insufficient to accommodate additional density.

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 2) generally supporting the redesignation with a few comments for Administration to consider. The comments requested Administration to ensure retaining walls around the site to be designed to help mitigate any off-site drainage issues and for connectivity to be created between developments within the area.

Administration will work with the applicant to ensure all retaining walls are designed in a manner to mitigate risks to off-site drainage at the time of development, when a subdivision application is submitted. Furthermore, the applicant has provided pedestrian connections into the site along the internal loop road that closely resemble public streets as well.

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.

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2019 February 21

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Strategic Alignment

South Saskatchewan Regional Plan (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 the site, the proposal is consistent with policies on Land Use Patterns (Section 8.14).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential areas as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of 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 site is located within the Standard Suburban policy area in the *Springbank Hill Area Structure Plan (ASP)*. This policy allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

The proposed land use amendment meets 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 increase was anticipated through the adoption of the *Springbank Hill ASP*. The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms to those within its immediate context.

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.

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Calgary Planning Commission
2019 February 21

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CPC2019-0154

**Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW,
LOC2018-0233**

Social, Environmental, Economic (External)

The proposed land use amendment accommodates an additional housing form (semi-detached dwelling) that is not available within the current land use district. The proposed amendment would accommodate a greater mix of housing types in 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 amendment 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-2 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 greater mix of housing forms in keeping with the policies of the *Springbank Hill ASP*.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan
4. Community Association Letter