

Planning & Development Report to  
Calgary Planning Commission  
2019 February 21

ISC: UNRESTRICTED  
CPC2019-0184

## Outline Plan in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233 (OP)

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### EXECUTIVE SUMMARY

This application has been submitted by IBI Group on behalf of Rockwood Custom Homes Inc. This outline plan proposes subdivision of a 2.03 hectare  $\pm$  (5.01 acre  $\pm$ ) parcel in the southwest community of Springbank Hill. The associated land use amendment application (CPC2019-0154) proposes redesignation of this parcel from a DC Direct Control District to Residential – One / Two Dwelling (R-2) District. The outline plan seeks to:

- Accommodate development of semi-detached dwelling units on the subject parcel;
- Accommodate 26 dwelling units within a bare land condominium plan; a form of subdivision, where each bare land unit is considered a parcel and is to comply with the rules of the proposed land use District (R-2);
- Provide the option to accommodate additional residential units through a bareland condominium; an alternative to a typical subdivision where the same number of units would not be feasible; and
- 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), not feasible through a typical subdivision that accommodates public roads and servicing; Accommodate private roads and servicing within the site, to be maintained privately upon development.

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 (CPC2019-0154) to the R-2 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 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) to subdivide the 2.03 hectares  $\pm$  (5.19 acres  $\pm$ ), with conditions (Attachment 2).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### 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).

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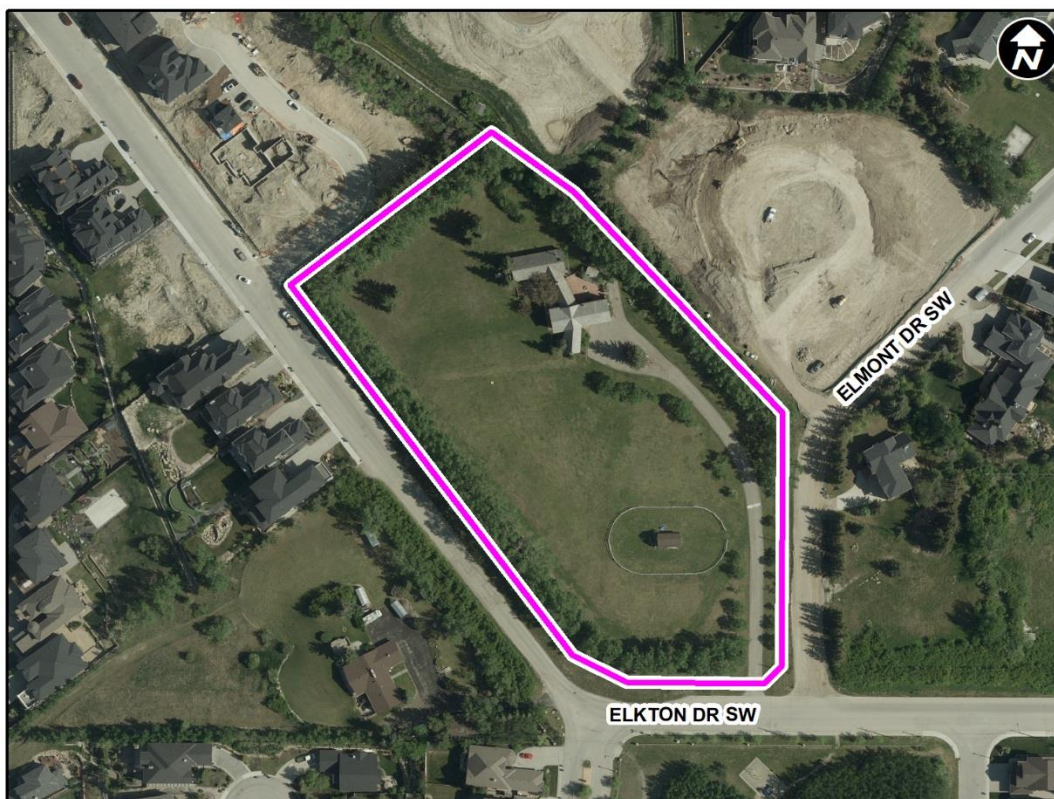
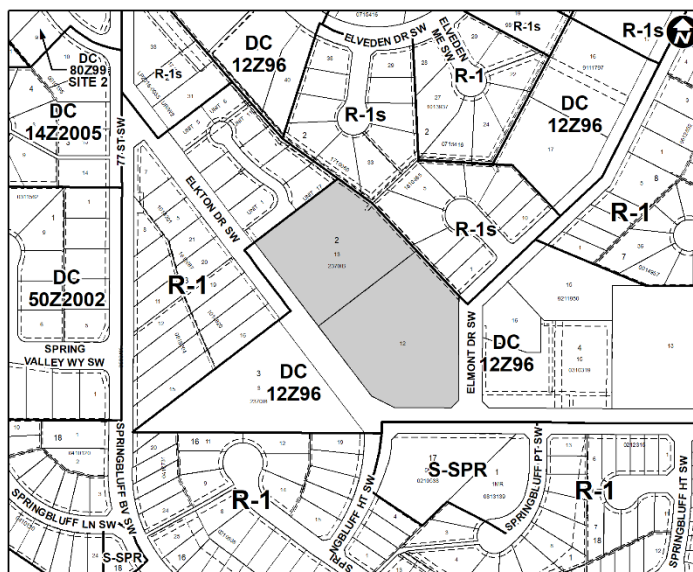
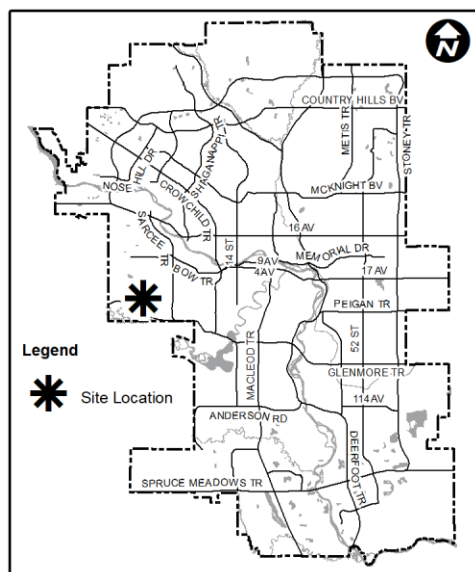
On 2017 June 13, Council approved the *Springbank Hill Area Structure Plan* (ASP) which guides future development of this area. The subject site is located within the land use policy area designated as Standard Suburban in the ASP.

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Location Maps



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### Site Context

The subject parcel, 7550 Elkton Drive SW, is located in the community of Springbank Hill. The parcel has been used as a residential acreage for over 50 years. A one-storey single detached dwelling constructed in 1965 currently exists unoccupied on the site, along with a barn. 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 outline plan (Attachment 3), along with the associated land use amendment application (CPC2019-0154), will accommodate low density residential development in a form and function that is similar to its existing local context.

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### Planning Considerations

#### *Subdivision Design*

The proposed outline plan (Attachment 3) provides for a development of similar lot and street pattern as those found within neighbouring areas. The plan area is bounded by Elkton Drive SW along its western and southern edge and Elmont Drive SW to the east. These streets serve low-density residential development surrounding the subject parcel. Access into and within the outline plan area is to be accommodated by privately maintained roads which form part of the common property of the proposed outline plan (Attachment 3).

The applicant intends to develop the site as a bare land condominium. The applicant proposes to create 26 bare land units through a condominium plan, and provide servicing through a privately maintained road that is not required to be built to City standards for public rights-of-way. The creation of public roads to wider requirements as public rights-of-way would significantly reduce the number of parcels that could be created and publicly serviced. Furthermore, the City's standard for cul-de-sacs that accommodate full vehicular turnarounds would result in a significant reduction of publicly serviceable parcels for dwelling units. Thus, the applicant has chosen to create 26 bare land units within the existing parcel through a condominium plan, and provide servicing through privately maintained roads that are not required to be built to City standards for public rights-of-ways. The privately maintained roads have been designed to satisfy Administration's technical and safety standards to accommodate private maintenance and servicing to each proposed bare land unit.

Subject to approval of the associated land use redesignation (CPC2019-0154), the applicant is to submit a subdivision application to accommodate registration of the bare land condominium. According to the Applicant's Submission (Attachment 1), the development is to be built in multiple phases. Each bare land unit complies with the rules of the Residential – One / Two Dwelling (R-2) District.

Municipal Reserves were provided by way of a previous subdivision creating the subject parcel; by way of registered Plan 2370IB. No reserves are required as part of the subject application.

A breakdown of the statistics for this outline plan is found in the Subdivision Data Sheet (Attachment 7).

#### *Land Use*

The associated land use amendment application (CPC2019-0154) proposes to redesignate the site to the Residential – One / Two Dwelling (R-2) District. The R-2 District accommodates single detached and semi-detached dwellings in a similar development pattern as provided in the existing land use district.

Overall, the R-2 District provides for a greater mix of units that complement the development patterns of its surrounding context and fulfills policies of the *Springbank Hill ASP*.

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### ***Density***

The proposed outline plan (Attachment 3) accommodates development that achieves a moderate increase in density facilitated through the adoption of the *Springbank Hill ASP*. The applicant's concept plan (Attachment 4) 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.

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.

### ***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***

New vehicular accesses to the parcel are to be provided from Elmont Drive SW, a residential road that branches from 77 Street SW, a collector road. The existing access from Elkton Drive SW is to be closed upon redevelopment of the parcel. The concept plan (Attachment 4) shows a private road in the form of a c-loop to serve each bare land unit. Two access points to the parcel are being provided from Elmont Drive SW. This ensures adequate vehicular manoeuvring from the site without the need to provide internal turnarounds within the privately maintained common areas. Furthermore, the internal road is designed to be adequate for private waste/recycling and emergency vehicular access. All internal roads within the parcel are referred to as 'common property' in the proposed outline plan (Attachment 3). These roads are to be maintained privately. 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. Furthermore, the applicant will be required to construct public sidewalks along portions of Elkton Drive SW and Elmont Drive SW adjoining the site, at the time of development.

A Traffic Impact Assessment (TIA) was not required for review in consideration of the smaller scope of the subject application. The subject application complies with the density limits afforded by the Springbank Hill ASP as originally adopted. Thus, there is no significant increase

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in traffic projections from the original study conducted, as part of the adoption of the *Springbank Hill ASP* in 2017.

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 through the development site servicing plan (DSSP) at the subdivision stage.

### **Stakeholder Engagement, Research and Communication**

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 would 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 5) 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.

The applicant did consult with the Community Association on both their land use amendment and outline plan submissions. 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. Administration confirms no overland drainage is permitted to leave the area within the outline plan. This is captured in item 36 of the Conditions of Approval (Attachment 2). Furthermore, the applicant has provided pedestrian connections into the site along the internal loop road that closely resembles public streets, providing connections to public sidewalks adjoining the subject parcel.

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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### **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 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 outline plan (Attachment 3) 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.

The proposed outline plan 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 moderate increase was anticipated through the recent adoption of the *Springbank Hill ASP*. The proposed land use district would accommodate future development that maintains existing land use patterns and similar built forms within its immediate context.



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### Social, Environmental, Economic (External)

The proposed outline plan accommodates an additional housing form (semi-detached dwellings) within immediate or close proximity of the parcel. The proposed outline plan accommodates a better 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 FOR RECOMMENDATION:

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed Outline Plan accommodates the addition of semi-detached dwellings, 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. Proposed Outline Plan
4. Applicant's Concept Plan
5. Community Association Letter
6. Proposed Land Use District Map
7. Subdivision Data Sheet