

Applicant's Submission

The site is currently owned by Pierce Associates LTD. The new land purchaser and developer is Rockwood Custom Homes. A pre-application meeting was held in June 2018 (PE2018-00838) with the consultants Strategic Inc. Moving forward, IBI Group will be the consultants coordinating the Land Use redesignation application.

This land use redesignation seeks to redesignate a 2.03 ha (5.01 ac) site located at 7550 Elkton Drive SW within the community of Springbank Hills. The application proposes to redesignate the subject lands from DC12Z96 to Residential One / Two (R-2) District to accommodate up to 26 semi-detached dwellings in a bareland condominium. The target market is intended for empty nesters and will be constructed as a phased development. Each phase will be composed of one semi-detached building (i.e. 2 units per phase). Phase 1 will include the common property private road.

The site is located within the community of Springbank Hill in SW Calgary, between Elmont Drive SW and Elkton Drive SW. Surrounding land uses are mainly composed of R-1 and R-1s land use districts including a few parcels under the DC12Z96 land use district. The purpose of the existing DC12Z96 land use was to provide rural residential development and was in place prior to the City of Calgary annexation. As the City continues to grow, this land use is slowly being redesignated.

The site is located within the "developing areas" identified in the Calgary Municipal Development Plan and within the "Standard Suburban" land use policy area of the Springbank Hill Area Structure Plan (ASP). The ASP supports densities within the range of 7 -17 units per hectare (uph) for the standard suburban area, accommodating single and semi-detached housing forms. The subject site is 2.03 ha and proposes up to 26 units providing a density of 12.8 uph. The proposed density is in alignment with the ASP policy.