

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005

EXECUTIVE SUMMARY

This land use redesignation application was submitted by MKL Design Studio on 2019 January 11 on behalf of the landowners Christine and Ramel Oriel. The purpose of the application is to amend the land use from the existing DC Direct Control District (DC12Z96), which accommodates a country residential acreage subdivision pattern to a more urban district. The proposed district is sought to accommodate single detached development with a typical shaped footprint, which is based on a recently approved subdivision for the subject parcel.

This application proposes to change the designation of this property from DC Direct Control District (Bylaw12Z96) to Residential – One Dwelling (R-1) District to allow for:

- single detached dwelling (remains consistent with existing district);
- 1.2 metre side setback depth (a decrease from the existing 7.5 metre side setback depth);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of one dwelling unit per parcel; and
- the uses listed in the R-1 District.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 46 Elveden Drive SW (Plan 1811892, Block 2, Lot 40) **from** DC Direct Control District **to** Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by MKL Design Studio on 2019 January 11, on behalf of the landowners Christine and Ramel Oriel.

The subject site was subdivided from 50 Elveden Drive SW in December 2018. The 0.20 hectare parcel does meet the size requirements for the existing land use, DC Direct Control District

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(Bylaw 12Z96). Under the existing DC Direct Control District, the 7.5 metre side building setback areas are a barrier to development as they limit the footprint area for a house (refer to Applicant's Submission Attachment 1).

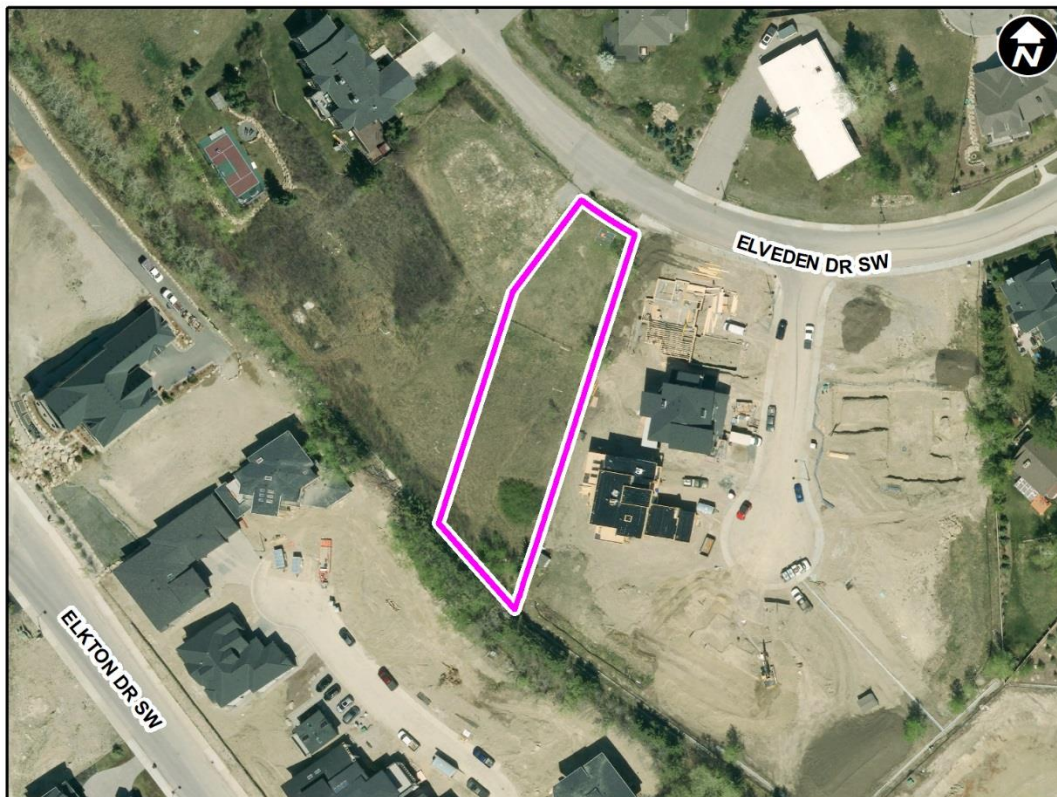
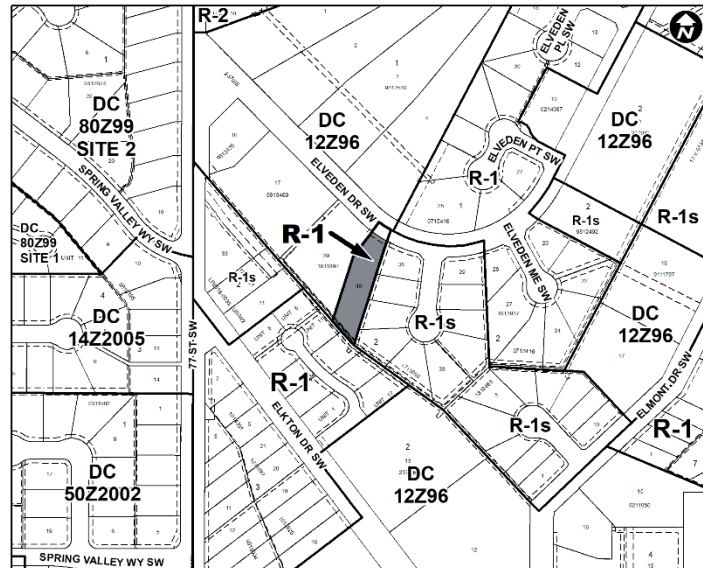
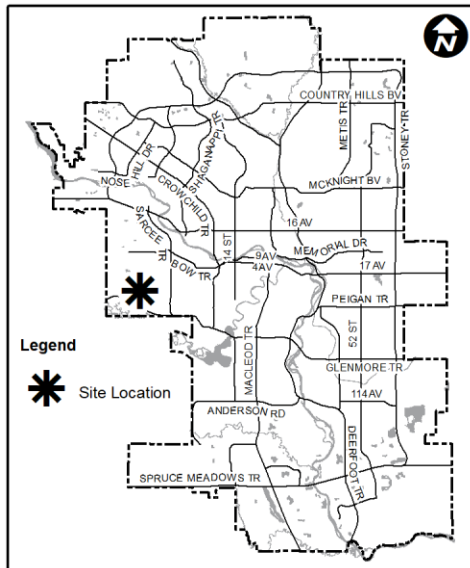
No development permit application has been submitted at this time. The intent, as stated in the applicant submission (Attachment 1), is to develop a single detached dwelling in the future.

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Location Maps



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Site Context

The subject site is located in the community of Springbank Hill. The site is approximately 94 metres in length and 20 metres in width. Vehicular access is provided from Elveden Drive SW. The site slopes significantly from the highest point at the front property line to the lowest point at the rear property line. The total elevation change is 13.88 metres.

Current development in 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 over the past 20 years, some larger parcels developed with single detached dwellings exist, similar to the subject parcel.

Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately 800 metres from 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 will accommodate low density residential development in a form and function that is similar to its existing local context. Alternate development patterns were considered, but due to the existing site constraints such as slope, parcel dimensions and existing adjacent developments, the R-1 District proposed for this application is considered appropriate.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

Development of the subject parcel is currently governed by the rules of the DC 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 permitted use rules require 7.5 metre setbacks for front, side and rear yards. 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 existing setback rules leave a long and narrow developable area on this parcel. When considering the slope, the resulting developable land is difficult to develop in a way that is consistent with the area.

The proposed Residential – One Dwelling (R-1) District would accommodate a single detached home in a development pattern and building form similar to those provided in the existing land use district, and in the character of the surrounding area. The proposed land use district also lists Secondary Suite and Backyard Suite as discretionary uses in the district.

Development and Site Design

A development permit has not been submitted for this parcel. The rules of the proposed Residential – One Dwelling (R-1) District will provide basic guidance for the site development including height and building massing, landscaping and parking. No development permit is required for a single detached dwelling in the R-1 District in the Developing Areas, provided all rules of the Land Use Bylaw are met.

Transportation

The subject parcel is approximately 330 metres from a Northbound 454 bus stop, which provides service to and from the 69 Street LRT station, approximately 1.6 kilometres away. Vehicle access to the parcel is from Elveden Drive SW, a residential class road that connects 77 Street SW and 26 Avenue SW.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way.

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.

No public meetings were held by the applicant or Administration in association with this application.

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Two submissions were received from the public. One letter in support and one letter in opposition to the proposed redesignation. Both letters outlined concerns with the resulting increase in developable area on the lot, including the reduced side setback to the adjacent rear yards to the east of the subject property. There were also concerns that the resulting development would be set farther back from the front property line than the other homes along Elveden Drive SW.

As stated in the applicant submission (Attachment 1), the purpose of this redesignation is to allow for the resulting building to be closer to the front property line than what is currently developable under the DC Direct Control District. The proposed reduction in the side setback, to the neighbouring rear yards, will allow for a house that can be built closer to the front of the property. Administration relayed the neighbours' privacy concerns to the applicant, as the eventual single detached dwelling approval is not subject to a development permit, as it is in the Developing Areas.

The Springbank Hill Community Association was circulated on this application. No response was received.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds 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 site is located within the Residential Developing – Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The planned greenfield area is characterized as relatively low-density residential neighbourhoods containing single dwelling housing, smaller pockets of multi-residential and locally oriented retail. Although the MDP makes no specific reference to the subject site, the land use is in keeping with the applicable, overarching residential policies of the MDP.

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Springbank Hill Area Structure Plan (Statutory - 2017)

The subject parcel is located within the Standard Suburban area as identified on Map 2: Land Use Concept in the *Springbank Hill Area Structure Plan* (ASP). Standard Suburban areas are characterized by single detached and semi-detached dwellings, institutional and recreational uses. This land use redesignation proposal meets the intent of the Standard Suburban area.

Social, Environmental, Economic (External)

The recommended land use allows for the same housing type as the previous land use district. To proposed district allows for the developer to build a more economical house product, closer to the existing services at the curb.

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 land use 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 is in keeping with the *Springbank Hill Area Structure Plan*. The rules of the proposed R-1 District in combination with the site's shape and topography allow for the construction of a single detached dwelling with a more efficient footprint than what would be currently allowed under the existing DC Direct Control District. Secondary suite and backyard suite are also listed uses in the district which allows for flexibility in accommodating different housing needs in the neighbourhood.

ATTACHMENT(S)

1. Applicant Submission