

**LAND USE AMENDMENT
KINGSLAND (WARD 11)
WEST OF 4A STREET SW ON KINGSMERE CRESCENT SW
BYLAW 56D2018**

MAP 28S

EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of a low density residential parcel, located in the community of Kingsland, from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District allows for low density grade-oriented residential development and also accommodates secondary suites in new and existing development.

As per the Applicant’s submission, the intent is to include Secondary Suites in the existing semi-detached dwelling.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION’S RECOMMENDATION

2017 December 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 56D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 618 Kingsmere Crescent SW (Plan 492JK, Block 2, Lot 1) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 56D2018.

REASON FOR RECOMMENDATION:

The proposed land use district, which would allow for moderate density increase, aligns with relevant policies in the Municipal Development Plan, and is consistent with the low to medium density residential character of the area.

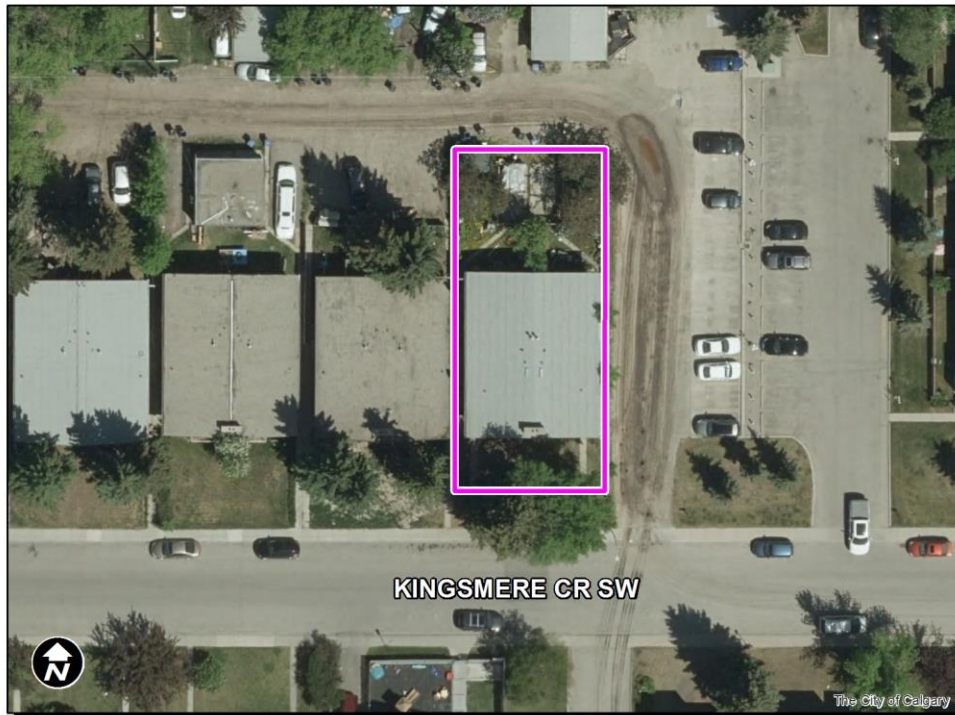
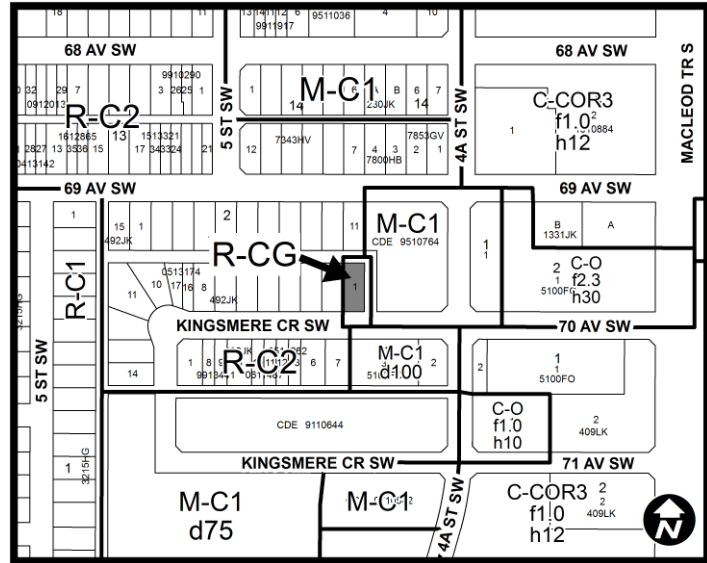
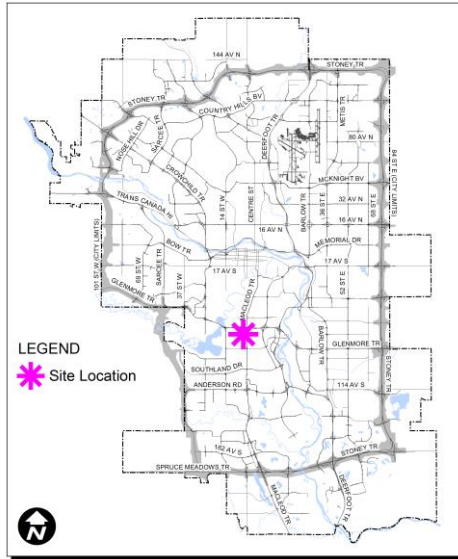
ATTACHMENT

1. Proposed Bylaw 56D2018

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 618 Kingsmere Crescent SW (Plan 492JK, Block 2, Lot 1) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: A. Palmiere

Carried: 9 – 0

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Applicant:

Christine Stella Pearse

Landowner:

Christine Stella Pearse

PLANNING EVALUATION

SITE CONTEXT

The parcel, located in the community of Kingsland, is bounded by lanes to the north and east, and fronts onto Kingsmere Crescent SW. It is approximately 200 metres west of Macleod Trail South and 50 metres south of 69 Avenue SW. The parcel is occupied by a semi-detached dwelling built in 1964. A two-car parking pad is located at the rear and accessed from the rear lane.

Low density residential districts and developments exist to the west and north of the parcel. Multi-residential districts and developments are to the east, and south. An application to redesignate 11 contiguous parcels located across the northern lane to a multi-residential district was processed by Administration and on 2016 April 11, Council gave first reading and withheld second and third reading until Calgary Planning Commission conditionally approves the development permit application. The development permit is under review.

According to the data from The City of Calgary 2017 census, the table below indicates that the population in the community of Kingsland has declined since it achieved its peak population in 1971.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Difference in Population (Number)	-674
Difference in Population (Percent)	-13%

LAND USE DISTRICTS

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low residential district that in addition to residential uses allow in the R-C2 district, allows for Rowhouse Building and Cottage Housing Cluster. The R-CG District also accommodates Secondary Suite(s) or Backyard Suite(s) with new and existing residential development, including Contextual Semi-detached Dwelling or Semi-detached Dwelling.

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Similar to the R-C2 District, the R-CG District allows for non-residential uses including Parks, Protective and Emergency Services and Place of Worship - Small. The maximum building height is similar to the R-C2 District (10 metres), unless Rowhouse Building is considered, in which case the maximum building height is 11 metres.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009 – Statutory)

The area where the site is located is identified by the Municipal Development Plan as a Developed Residential-Established (Map 1: Urban Structure). These areas are characterized primarily by residential communities containing a mix of low-and-medium-density housing, with support retail in relatively close proximity.

The Municipal Development Plan encourages intensification through a range of city wide policies. The proposal aligns with MDP policies including:

- *Section 2.2.5 Neighbourhood Infill and Redevelopment* policies generally encourages higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).
- *Section 2.3.1 Housing Diversity and Choice* policies encourages a wide range of housing types, tenures, and density to create diverse neighbourhoods. Promotes adaptation of the city's existing housing stock to promotes families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units (secondary suites) in low density areas.
- *Section 3.5.1 General - Developed Residential Area* policies, supports retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhoods.

Local Area Plan

There is no Local Area Plan for the area.

Location Criteria for Multi-Residential Infill Guidelines (2016)

This document guides land use amendment applications that allow for Multi-residential, Rowhouse Buildings and Cottage Housing Clusters developments. The R-CG District includes those residential uses as discretionary uses. Although the intent of this

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application is to allow for Secondary Suites in the existing semi-detached dwelling, the application has been assessed against Location Criteria in order to understand the future potential of the proposed district.

The proposal aligns with several criterion outlined in the location criteria for multi-residential infill guidelines. In general, the double-laned parcel is located near Macleod Trail SW which is part of the Primary Transit Network and a Main Street Corridor, it is within 400 metres of a bus stops and is surrounded by multi-residential uses and developments. More details can be found in Appendix III.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Kingsmere Crescent SW and from a rear and side lane. The area is served by Calgary Transit from Macleod Trail SW and Elbow Drive SW via the Primary Transit Network bus service located approximately 400 metres from the site on Macleod Trail SW and 750 metres from the site on Elbow Drive SW. The Heritage LRT Station is located approximately 1.7 kilometers from the site. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, storm and sanitary sewer services are available and can accommodate the potential addition of Secondary Suite(s) without the need for off-site improvements at this time. Adjustments to on-site servicing may be necessary if subdivision is required. Details will be assessed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Kingsland Community Association (KCA) sent a letter in support of the proposed land use redesignation. The KCA support at development permit stage may be contingent on meeting the suggestions listed on the letter. For details please refer to Appendix II.

Citizen Comments

One letter from a resident was received noting that parking should be considered an issue as this area is already congested.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application seeks to re-designate a residential parcel from RC-2 (Residential Contextual/One/Two Dwelling District) to RCG (Residential Grade-Oriented Infill) to permit the development of a secondary suite on the property.

The building is a 1964 semi-detached raised bungalow on a 15.55m x 35.52m (51.4 ft x 116.8 ft) lot. It was constructed so that the last half of the building is elevated to permit large windows in the lower bedrooms. The main floor on each side is approximately 1041 sq ft. Approximate height of the building is 15 feet from ground – front and rear - plus approximately 3 ft in the front for the brick fireplace which extends above the roof. The street is a crescent with multi-unit apartment buildings on either end, with a row of townhouses and semi-detached dwellings filling in the remainder of the crescent. A day care is directly across the street from the property. The property is bordered by a back lane and a side lane.

The property is located in the community of Kingsland toward the north end of the Kingsland district. It is within 2 blocks to MacLeod Trail, 4 blocks to Glenmore Trail and 4 blocks to Elbow Drive. Public transportation by city bus is available:

- Route 81 is within 3 blocks for both NB and SB Macleod Trail
- Route 3 is within 4 blocks for NB and SB Elbow Drive
- Route 47 is approximately 6 blocks for EB and WB Glenmore Trail
- The Chinook LRT station is a 24 minute walk.

This property was purchased for my son who will use it as his principal residence. It needs renovating and updating. Adding a secondary suite will help to offset the substantial investment required to do the renovations. No changes will be made to the building envelope other than cosmetic upgrades.

This property will also offer reasonable rental accommodation for young families and urbanites. It is within the attendance area of several Public (Chinook Park (K-6), Woodman (7-9) Henry Wise Wood (10-12)) and Separate schools (St. Augustine (K-9) and Bishop Grandin (10-12)), and is within walking distance to Chinook Centre.

The owner/operator of the Kingsland Day Care directly across the street has indicated to me they have no objections to the rezoning. A representative from the Kingsland Community Association Planning Committee has indicated this proposal falls within the guidelines of the Kingsland Community's area plan and the member does not foresee any issues with this re-designation from a community perspective.

I hope the City will see that this type of rental housing provides green space and privacy for people who are not ready to own their own home and offers a good balance to the single family dwellings and multi unit apartment buildings in the area.

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APPENDIX II

LETTERS SUBMITTED



505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

18 October 2017

Lisette Burga Gheri (Community Planning – South)
Planning, Development and Assessment #8201 The City of Calgary, 5th Floor, Municipal Building, 800
Macleod Trail SE PO Box 2100, Station M, Calgary, AB Canada T2P 2M5
Re: LOC2017-0284 618 Kingsmere Cr SW R-C2 to R-CG Redesignation

Dear Ms. Burga Gheri,

Kingsland Community Association (KCA) has been asked to respond to the land use amendment application. We appreciated that the applicant discussed their plans prior to their submission, and offers the following comments:

- **KCA supports R-CG as a reasonable choice for the applicant proposed built form on Kingsmere Cr (north side).** The neighboring R-C2 and M-C1 zoned parcels and the significant redevelopment proposed at the back lane were supporting factors for our support as well as a desire to see revitalization in this area.
- **KCA supports R-CG to permit secondary suite(s) within the existing semi-detached building and supports this land form on Kingsmere Cr (north side) provided the criteria below are addressed at the DP stage.** The drawing submitted in the LOC package suggests one suite but our understanding was two suites might be developed which would require sub-division at the DP stage.
- **KCA does not have a Local Area Plan and hence offers preliminary planning guidance for Kingsmere Cr (north side) redevelopments.** Our support at the DP stage may be contingent on meeting these guidelines as well as being generally bylaw compliant:
 - **KCA will generally support semi-detached or small cluster row houses with two (2) parking stalls per dwelling plus one (1) per suite.** R-CG bylaws require generally one (1) fewer stalls than R-C2 for a given dwelling unit. Bylaw stalls may be supported based on an assessment of existing versus proposed stalls, building footprint and the availability of on-street parking for residents and visitors. Front stalls may be supported where stall count is deficient with lane stalls only provided this is bylaw compliant.

L. Burga Gheri

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- **KCA will generally support contextual height buildings and on Kingsmere Cr (north side) may support a limited height relaxation based on the impacts of the proposed back lane development.** The design must respect existing buildings from a privacy perspective which includes window, fence and balcony considerations.
- **KCA will generally support the lowest zone that achieves the stated purpose since this encourages redevelopment success.** Higher zones such as M-CG may be presented as options at pre-application meeting but the City should inform applicants of the potential for higher cost and schedule impacts to implement commercial codes and bylaws in exchange for a better built building.
- **KCA recommends that applicants meet to present a preliminary rendering and site plan prior to DP submission to ensure alignment.** This is especially important for the first few R-CG redevelopments in the area.

Please advise KCA on the dates for CPC and public hearings since we will want to listen to the podcast. Please let us know if you receive any letters in opposition to the proposed development.

Thank you for the opportunity to share our community thoughts on this application. Please contact me if you would like to discuss further.

Best Regards,

Darren MacDonald

Darren MacDonald
Planning Director
Kingsland Community Association

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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL GUIDELINES

On a corner parcel.	No
Within 400m of a transit stop. A bus stop exists approximately 400 metres in Elbow Drive SW (400m).	Yes
Within 600m of an existing or planned Primary Transit stop or station. The parcel is located approximately 200 metre from Macleod Trail SW which is part of the Primary Transit Network.	Yes
On a collector or higher standard roadway on at least one frontage.	No
Adjacent to existing or planned non-residential development or multi-dwelling development. Multi-residential uses and developments exist to the north and east of the parcel.	Yes
Adjacent to or across from existing or planned open space or park or community amenity.	No
Along or in close proximity to an existing or planned corridor or activity centre. Macleod Trail SW, located approximately 200 metre east of the parcel, is a Main Street Corridor.	Yes
Direct lane access The parcel is bounded by two lanes, one to the north and one to east.	Yes

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