

Applicant's Submission

April 06, 2019

Land Use Redesignation from R-C1s to R-CG – 7204 – 5 Street SW

Design Intent and Context

The subject parcel is located in the community of Kingsland. The lot is 55 feet wide and 100 feet deep for an area of 5,500 square feet. The applicant is proposing a triplex structure with three, three-bedroom, two-bath above grade family homes. Parking will be provided from the rear lane with each unit having an oversized single garage.

The current land use designation is (R-C1s) Residential – Contextual One Dwelling District which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area. Parcels designated R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling.

Land Use Comparison

Due to the small bungalow and detached garage on site, the current site coverage is only approximately 28%. This is a dramatic underutilization of a prime inner-city lot. Current R-C1s land use provides for site area coverage up to 45%. Due to a desire to meet the "Permitted use Rowhouse Building" under R-CG land use, site coverage should be capped at 55% rather than the maximum of 60% allowable under R-CG due to a shorter rear setback of 60% of the lot versus a maximum of 65% allowable under R-CG.

Relevant Policies

The Kingsland Community does not have an Area Redevelopment Plan. The MDP states that "in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority." As there is a lack of an official ARP in Kingsland, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."

In Developed Areas, the MDP strives to "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."

It is a key aim of the MDP to "Provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was "encouraging more

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street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property.”

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design with Davignon Martin Architecture + Design. At this point, relaxations are not anticipated.

Location Criteria

- Close to Primary Transit Network
 - Located a 15-minute walk or 1.5km from the Heritage CTrain station
 - Located a 5-minute walk or 500m from 3 Bus Route bus stops on Elbow Drive
- Adjacent to multi-dwelling development
 - Located adjacent to M-C1 apartments
 - Located within 500m of Macleod Trail, which has been identified as part of the Main Streets program and which is to be developed into an Urban Boulevard in the future.
- Direct Lane Access
- Close Proximity to Major Activity Centre
 - Located a 10-minute walk or 800m from Chinook Centre Mall. The Mall has significant densification potential and its owner states that, "potential uses could include office, residential, hotel and retail space, and would showcase progressive design in city building and urban planning, as well as best practices in sustainability."

In addition, the site has specific attributes that make it ideal for development

- Rated 96/100 in Bike Score, with excellent bike trail options in the area.

Missing Middle Need

Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends including providing a new housing type called the “missing middle”.

Engagement

1. Preapp LOC2019-00057 with City of Calgary, January 28, 2019.
2. Meeting with Kingsland Community Association Board of Directors on January 23, 2019.
3. Hand mail flyer drop in March 2019 to approximately 75 homes on 5 Street SW and 71 Avenue SW.
4. Notifying Councillor Farkas' Councillor's Assistant of planned application in March 2019.

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Two responses were received out of 75 dropped flyers denoting a lack of support for the application. An open house is planned to be organized by the applicant prior to the council vote on this application.

Appendix

- Flyer copy given to neighbouring properties
- Preliminary site plan
- Preliminary rendering showing contextual design

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I am seeking support from my neighbours in the area that would back my application. If approved, this can be the beginning of a shift into Kingsland becoming one of the most desirable new infill communities for young families in Calgary. Kingsland home prices are currently undervalued due to a lack of redevelopment opportunities. I have received an appraisal report from a CRA, P. App registered appraiser predicting that the land value of an R-CG lot in Kingsland would be \$17,000 or 6% higher than current R-C1(s) land use. If you are in favour of higher home values, a more vibrant community filled with new young families moving into the area and a general facelift including lower crime rates, please email Michael at Michael@rafflewise.com & copy the following contacts at the Kingsland Community Association to show your support:

Darren MacDonald, KCA Planning Director:
darrenmmacdonald@gmail.com
Christine Dombroski, President:
crispd53@hotmail.com

Note: if you are currently renting your home in Kingsland, please take a picture or scan this document and forward it to your landlord.

Relevant Municipal Policy:

The City of Calgary Municipal Development Plan (MDP) governs all development activity within the City of Calgary. Area Redevelopment Plans (ARP) are seen as supporting documents. Kingsland does not have an ARP and as such the MDP will be the relied upon policy document.

The MDP provides strategic direction to support corporate decisions around managing growth and change, prioritizing corporate initiatives and public investment. The MDP also helps to direct co-ordination between departments and business units to align directions and work programs to achieve the objectives of the MDP.

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The Developed Areas Guidebook establishes common framework for development to guide growth and change for Developed Areas. It outlines the building types and forms, intensity and urban design common the Developed Area. Most relevant to this application is the building block of "Neighbourhood Limited". This is the lowest density and height building block consisting of structures up to 3 stories. Within this block are the following land uses: R-CG, R-C1, R-C1s, R-C1N, and R-C2.



Proposed Kingsland Land Use Amendment
7204 – 5 Street SW
R-C1s to R-CG

"A transformational neighbourhood opportunity"

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Introduction: My name is Michael and I am your neighbour at 7204 – 5 St. SW. I enjoy Kingsland's location but lately I have been very concerned with community homes depreciating faster than the City of Calgary average. I am convinced this is due to a lack of redevelopment opportunities as well the current 1950's bungalows not having certain features that young family home buyers are looking for. I know it is not the location or amenities as Kingsland was rated Calgary's top neighbourhood by MoneySense magazine in 2018. As such, I will be applying for a land use amendment to the City of Calgary to change the land use from R-C1s to R-CG for the purposes of eventually constructing a low density row house building with three modern homes well suited for young families looking to live in such an attractive location.

I have engaged Davignon Martin, a leading Calgary architecture firm, to conduct a feasibility study as well as preliminary design.

A table comparing current land use metrics versus the land use I will be applying for are listed below:

Metric	Current (Max)	Proposed (Max)	Proposed
Land Use	R-C1s	R-CG	R-CG
Height	10m	11m	8m
Site Coverage	45%	60%	55%
Front Setback	3m	3m	4.5m
Side Setback	1.2m	1.2m	1.2m
Rear Setback	7.5m from rear	65% lot depth	60% lot depth
Homes	1	3	3
Suites	1	0	0

The benefits to the both the community of Kingsland and existing homeowners are numerous, some of which are listed below:

COMMUNITY BENEFITS

1.	More residents for higher community involvement
2.	Better curb appeal
3.	More "eyes on the street"
4.	More kids, supporting existing schools
5.	More demand for existing homes

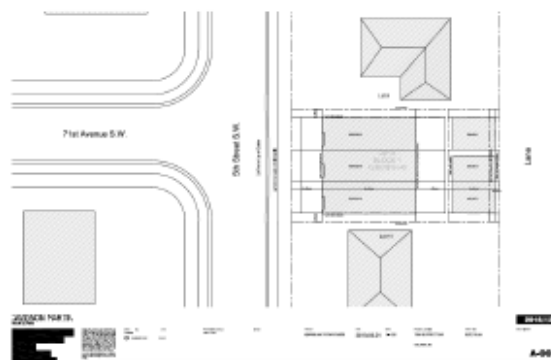
EXISTING HOMEOWNER BENEFITS

1.	Higher Property Values
2.	More Street Parking
3.	Higher density leading to more services
4.	Lower crime rates
5.	Higher tax base, lower tax increases in future

FEATURES LACKING IN A 1950'S BUNGALOW THAT YOUNG MILLENNIAL HOME BUYERS ARE SEEKING

1.	High Ceilings
2.	Small front setbacks, low maintenance yards
3.	Open concept, not "L" shape living room/dining room
4.	Walk-in closets, two bathrooms above grade
5.	Seamless indoor/outdoor living layouts

An aerial of the current feasibility study site plan is shown below:



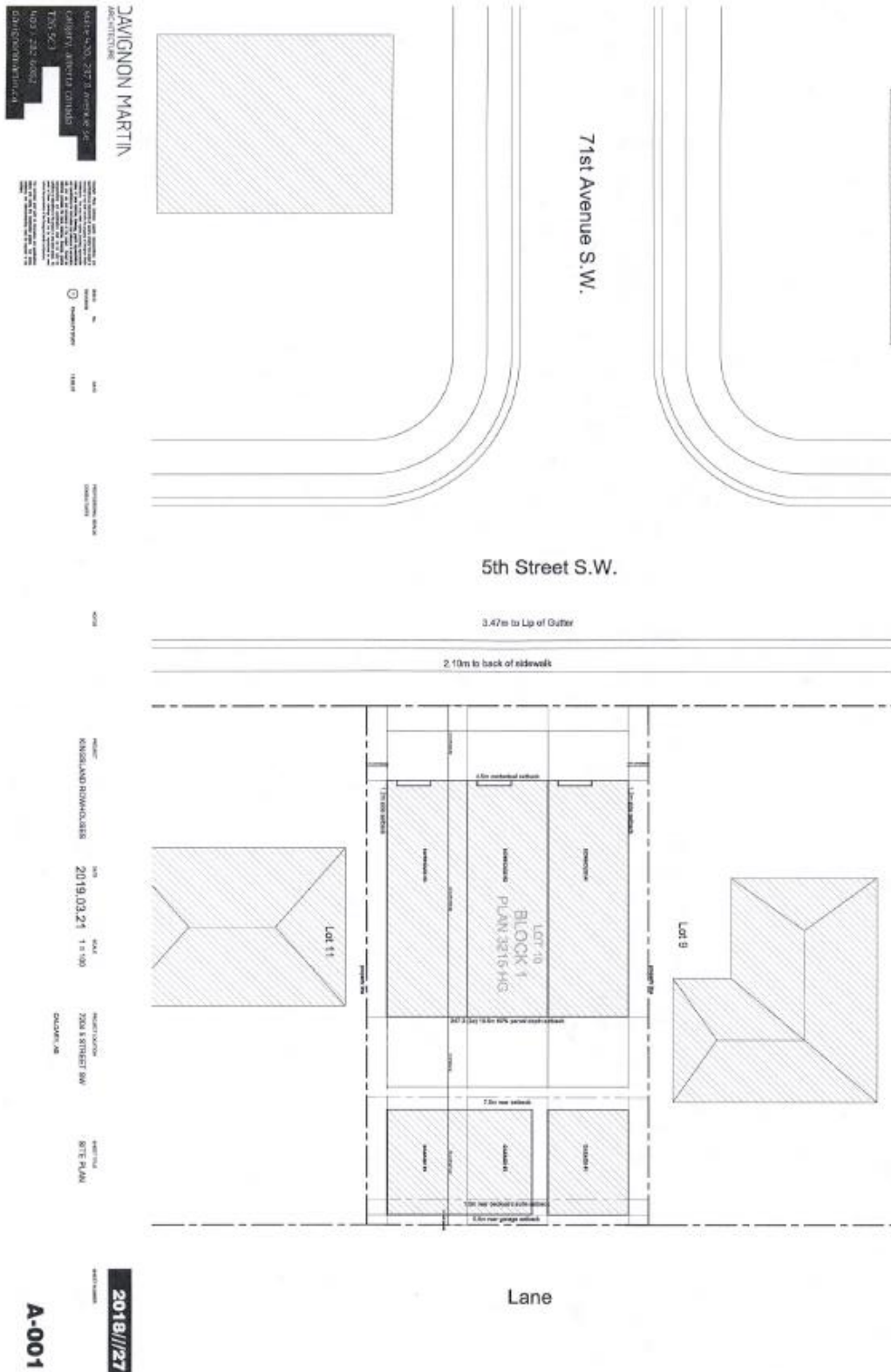
The current layout is proposed according to the "Permitted use Rowhouse Building" section of Part 5 of the City of Calgary Land Use Bylaw, Low Density Residential Districts, Division 1: General Rules For Low Density Residential Land Use Districts.

Due to the units being pushed forward, there is a limited shadowing or privacy effect on the neighbouring properties. Each property benefits from an oversized single garage. The current front driveway will be removed creating additional community front parking space as well as increasing the curb appeal at the front of the property.

Estimated Timeline:

January, 2019	•Community Association Board Meeting
February, 2019	•Architect Feasibility Study
March, 2019	•Neighbour Engagement Flyer Drop
April, 2019	•Formal Application to the City
May, 2019	•Administration Feedback Period
June, 2019	•Applicant-led Community Open House •CPC Review
August, 2019	•Council Vote
2020 +	•Development Permit Application •Building Permit Application •Construction

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