

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1132

Land Use Amendment in Kingsland (Ward 11) at 7112 and 7116 Elbow Drive SW, LOC2019-0113

EXECUTIVE SUMMARY

This application was submitted by Manu Chugh Architect on 2019 July 16 on behalf of the landowners, Rasol Hammoud and Wafaa Hammoud. The application proposes to change the designation of the parcels located at 7112 Elbow Drive SW and 7116 Elbow Drive SW from Residential – Contextual One Dwelling (R-C1) District to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale commercial developments in keeping with nearby residential areas, with street-oriented storefronts;
- opportunities for residential uses to occur on upper floors of buildings;
- a maximum building height of 10.0 metres (no change from the current maximum height);
- a maximum building floor area of 1,429 square metres (based on a floor area ratio of 1.0); and
- the uses listed in the C-N1 District.

The proposal is in alignment with the applicable policies of the *Municipal Development Plan*.

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 0.14 hectares ± (0.35 acres ±) located at 7112 and 7116 Elbow Drive SW (Plan 3215HG, Block 6, Lots 56 and 57) from Residential – Contextual One Dwelling (R-C1) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

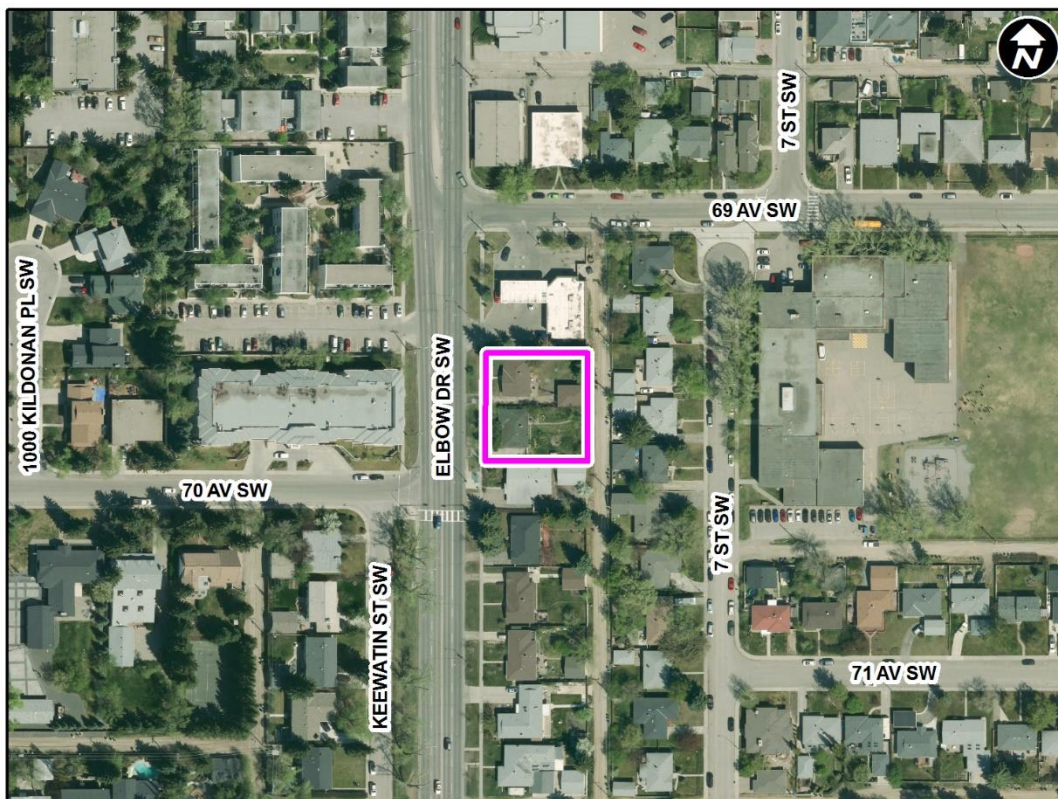
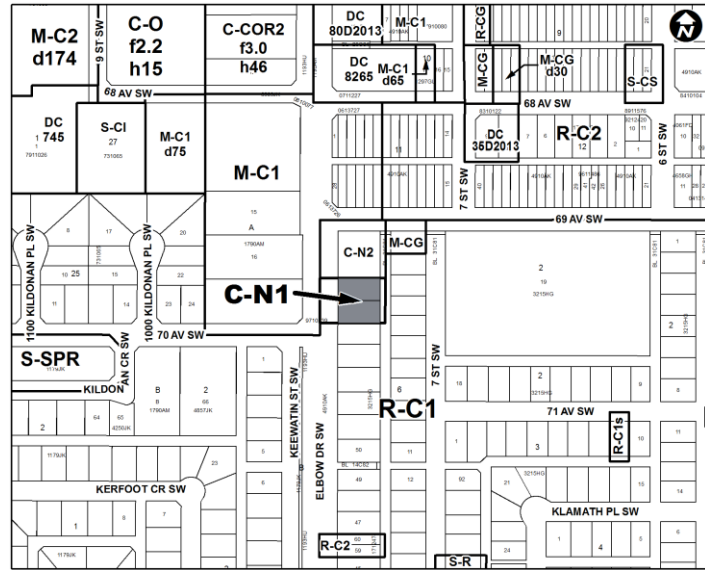
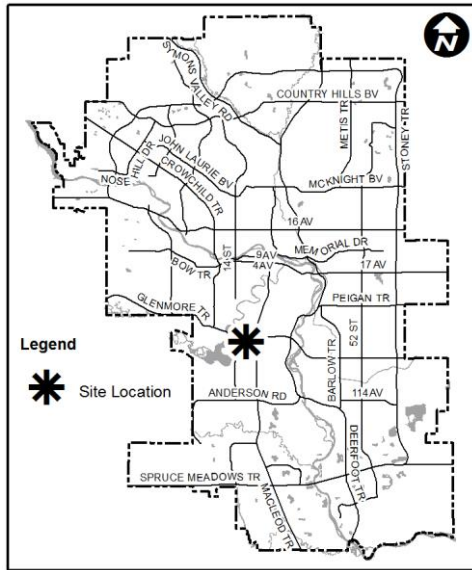
The land use amendment was submitted by Manu Chugh Architect on 2019 July 16 on behalf of the landowners, Rasol Hammoud and Wafaa Hammoud. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to consolidate the two parcels and redevelop the site to accommodate a denture clinic and dwelling unit.

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Location Maps



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Site Context

The subject site is located in the community of Kingsland, east of Elbow Drive SW and south of 69 Avenue SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings, and local commercial in the form of a gas station and convenience store to the north of the subject site. Multi-residential developments exist on the west side of Elbow Drive SW and are designated Multi-Residential – Contextual Low Profile (M-C1) District.

Elbow Drive SW is classified as a Collector Road. The commercial development along Elbow Drive SW has significant mixed-use intensification south of Glenmore Trail SW. The subject sites are approximately 100 metres west of the St. Augustine Elementary Junior High School. The two parcels have a combined area of approximately 0.14 hectares (0.35 acres) with approximate combined dimensions of 39 metres in width by 37 metres in length. The subject site is developed with two single detached houses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the lands to allow for a wider range of uses, including a medical clinic and a residence. The landowner intends to construct a building that accommodates a medical clinic at grade with a residential dwelling above. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The range of uses allowed under the proposed Commercial – Neighbourhood 1 (C-N1) District was considered which can support the long-term vision for the area, complements the surrounding land uses, and can be serviced by existing and planned infrastructure.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is intended for single detached housing. The district allows for a maximum of one dwelling unit per parcel with a secondary suite in the form of a basement suite or backyard suite. The R-C1 District also allows for home occupation Class 1 and Class 2, allowing residents to be able to operate a home based business from their residence. The district allows a maximum building height of 10 metres.

The proposed Commercial – Neighbourhood 1 (C-N1) District is intended to allow for small scale, street oriented commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. The C-N1 District is intended to have vehicular access to the site from the rear lane, and landscape screening for sites abutting low-density residential. The C-N1 District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0 to ensure compatibility with adjacent residential developments.

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Alternative land use district options apart from C-N1 were explored by the applicant and Administration. The C-N1 District was considered the most appropriate district for the purpose of allowing medical uses because it aligns with the relevant policies and does not include some of the higher-intensity, auto-oriented uses that are found in other districts.

Development and Site Design

As noted in the applicant's submission (Attachment 1), the purpose of this application is to allow for a denture clinic and laboratory with a residence above. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Environmental

There are no known outstanding environmentally related concerns associated with the subject lands or proposal at this time.

As such, an Environmental Site Assessment was not required.

Transportation

A Transportation Impact Assessment and parking study was not required as part of this land use amendment. Vehicular accesses to the subject site remain from residential lane.

Transit service is available within 10 metres of the subject site on Elbow Drive SE which is part of the Primary Transit Network. Route 3 runs along Elbow Drive provides a high level of transit service to this area and connects customers to key destinations and major transit hubs in downtown and at Heritage LRT Station, making an independent car-free lifestyle supportable in this location.

Utilities and Servicing

Public water and sanitary deep utilities exist within the adjacent public right-of-way. Public storm does not exist immediately adjacent to the site.

Development site servicing will be determined at the time of development, to the satisfaction of Water Resources.

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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The Kingsland Community Association was circulated and the association provided a letter of support to the proposed land use designation (Attachment 2) as long as the proposed development is one or two storeys. Comments related to shadowing impacts on the back lane, Crime Prevention Through Environmental Design review, pavement of the lane, and relocation of an access gate to the lane from 69 Avenue SW.

Administration received one letter of support of the commercial development contingent on sufficient parking being provided on site. Administration received four letters of opposition citing the following concerns: lane access to rear parking; the lane being paved versus remaining as gravel; back alley access from 69 Avenue SW; and, negative impacts on adjacent property values.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the City, Town area of the Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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 site is located within the Developed - Established Area as per Map 1 - Urban Structure of the *Municipal Development Plan (MDP)*. Although the MDP makes no specific reference to the parcel, the proposed development is consistent with the policies of subsections 3.5.1 (General – Developed Residential Area) and 3.5.3 (Established Areas) of the MDP. There are several MDP policies which support the land use redesignation. These include policies regarding the development of complete communities, creating neighbourhood commercial in close proximity to residential developments, revitalization of local communities by adding population and a mix of commercial and service uses, and ensuring a mix of land uses in close proximity to transit.

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Administration is currently undertaking the Heritage Communities Local Growth Planning initiative. The local growth planning process does not prohibit applications from being submitted. A full update to the local growth plan is anticipated by late 2020.

Social, Environmental, Economic (External)

The recommended land use allows for a wide range of street-oriented neighbourhood commercial development and the ability for residential units on the upper floors. As such, the proposed district provides opportunity that may better accommodate housing needs of different age groups, lifestyles and demographics while providing local amenities for community residents.

There are no known outstanding environmentally related concerns associated with the subject lands or proposal at this time. As such, an Environmental Site Assessment was not required.

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 application.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policies of the *Municipal Development Plan*. The proposed C-N1 District is intended for small commercial developments that are in keeping with the scale of nearby residential areas. The proposal allows for limited use sizes and types of development that has the ability to provide dwelling units on the upper floors while being compatible with the established neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter