

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1125

Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2019-0046

EXECUTIVE SUMMARY

This application was submitted by the landowner, Michael Wieczorek, on 2019 April 06. The application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

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

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 7204 – 5 Street SE (Plan 3215HG, Block 1, Lot 10) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 SEPTEMBER 19:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 7204 – 5 Street SE (Plan 3215HG, Block 1, Lot 10) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 207D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by the landowner, Michael Wieczorek, on 2019 April 06. No development permit has been submitted at this time. As per the Applicant's Submission

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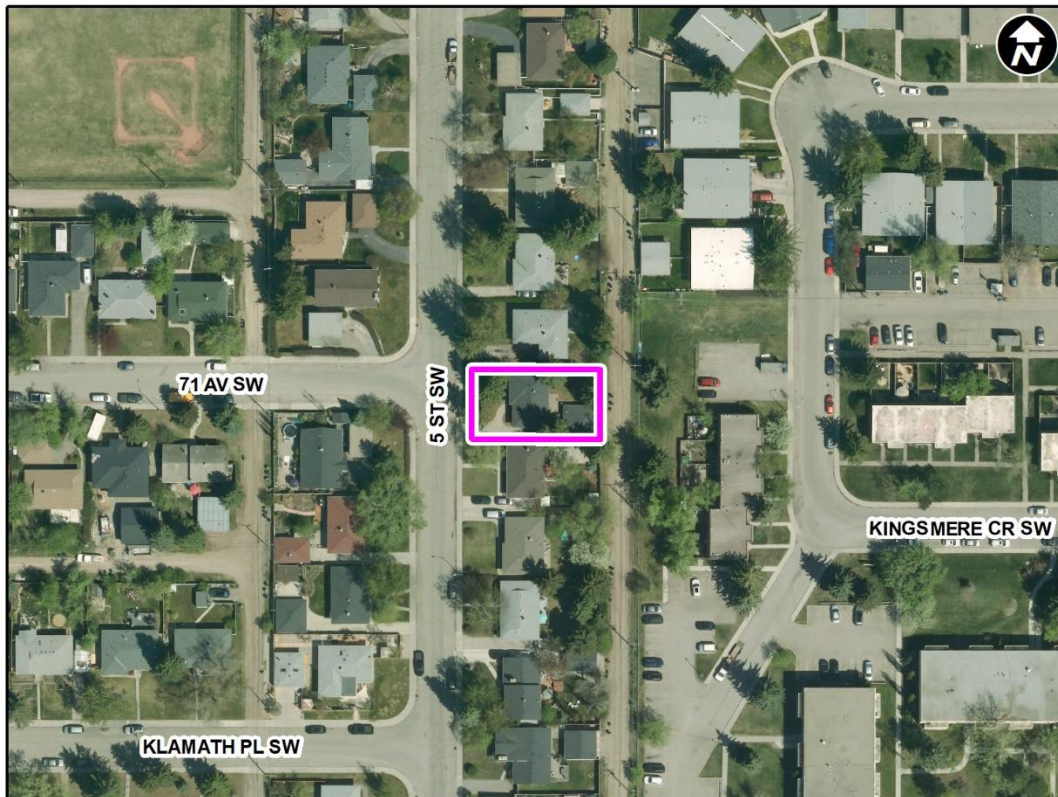
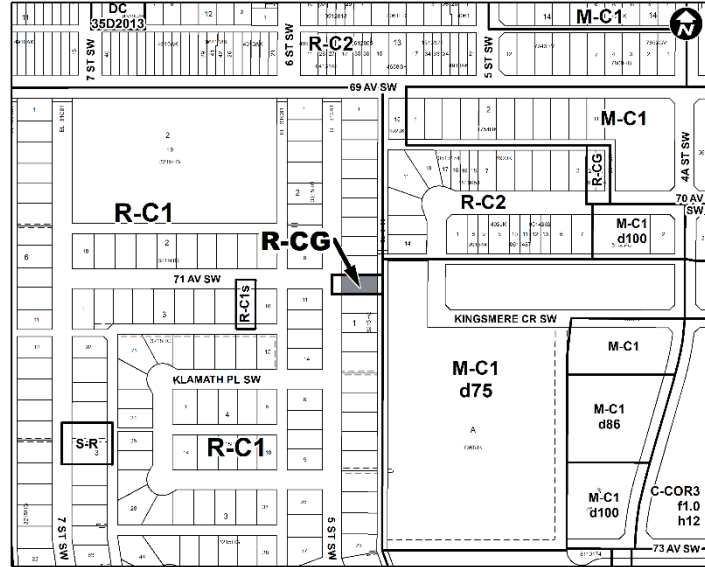
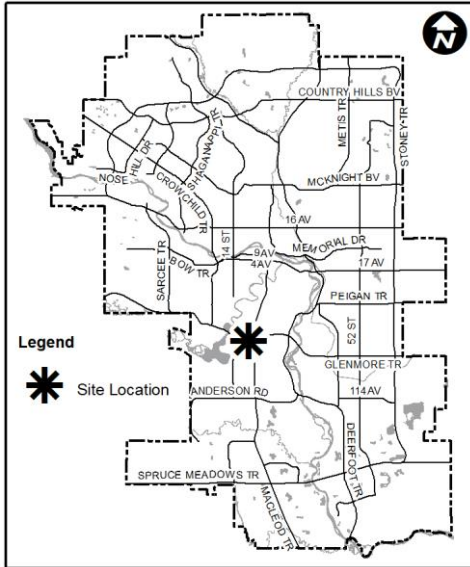
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(Attachment 1), the applicant intends to develop a three-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

An application (LOC2018-0053) to redesignate the subject site from Residential Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District was adopted by Council on 2018 July 23 through Bylaw 199D2018.

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Location Maps



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Site Context

The subject site, 7204 – 5 Street SW, is located in the southwest community of Kingsland along 5 Street SW, directly east of the corner of 71 Avenue SW and 5 Street SW. The site is two blocks east of Elbow Drive SW. The predominant land use in this area is Residential – Contextual One (R-C1) District. To the north, south, and west are a range of low-density residential developments. Directly east and across the rear laneway is a multi-residential development, designated M-C1d75.

The subject site is approximately 0.05 hectares (0.13 acres) in size with approximate dimensions of 16 metres in width by 30 metres in length. The site is developed with a one-storey single detached dwelling and a detached garage that is accessed from the rear lane.

As identified in *Figure 1*, the community of Kingsland reached its peak population in 1971 with a total of 5,341 residents. The current population for the community is 4,645 residents, a decline of 696 residents from peak population.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	-696
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

Planning Considerations

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

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Land Use

The existing Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached dwellings. Single detached dwellings may include a secondary suite. The R-C1s District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments, where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare, which would allow up to three dwelling units on the subject parcel.

The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District allows for modest residential intensification on site in a manner that is compatible with existing residential developments through increasing the maximum number of units on site from one dwelling unit to three dwelling units.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific mid-block context of this site, additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances that address 5 Street SW;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

Environmental

There are no known outstanding environmental or contamination concerns associated with the subject site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access to the subject site remain from the existing rear lane.

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Transit service is available within 600 metres from the subject site on Elbow Drive SW, which is part of the Primary Transit Network. Route 3 runs along Elbow Drive SW and provides a high level of transit service to this area and connects individuals to key destinations, including major transit hubs in downtown and the Heritage LRT Station.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist within the adjacent public rights-of-way. Public water and sanitary exist within the adjacent lane right-of-way. Public storm exists within 5 Street SE (and terminates at a manhole directly adjacent to the subject lands). Development servicing will be reviewed and confirmed at the development permit stage.

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 landowners and the application was advertised online.

The Kingsland Community Association was circulated as part of this application. The Kingsland Community Association provided a letter of objection (Attachment 2) on 2019 May 08, outlining several concerns, including:

- that the R-CG District will not be contextually sensitive;
- the lack of a concurrent development permit as the community association sees it being necessary to assess the specific impacts of the proposed R-CG District; and
- that the application does not align with the community plan and planning vision developed by the Kingsland Community Association.

An additional letter from the Kingsland Community Association was received by Administration on 2019 September 03 regarding the proposed land use amendment application. This additional letter was sent on 2019 August 30 by the Community Association directly to residents who provided feedback to the Kingsland Planning Committee on this application. A copy of this letter was shared with Administration and is included for reference as part of Attachment 2.

Administration received 17 letters of objection regarding the proposed land use amendment application. Reasons stated for opposition to the proposed redesignation are summarized as follows:

- opposition to the proposed increase in density to three units and that the existing R-C1 District is more appropriate land use district for this inner-city area;
- preference for existing bungalow on site to be renovated and not redeveloped;
- property may set a precedent for other land use redesignations in the community;
- increased height and parcel coverage on site that the proposed R-CG District enables;
- negative impacts of future R-CG development on privacy and shadowing, and limited on-street parking;

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- negative impact on traffic and congestion on adjacent streets;
- concerns regarding the number of garbage bins required for a three-unit rowhouse, which the proposed R-CG District enables;
- concerns regarding contextual front yard setback and interface of future development with neighbouring sites;
- proposed concept provided by applicant to nearby residents does not account for adjacent parcels in its built form and design;
- general opposition to sporadic land use redesignations being proposed and that increased density was never contemplated for 5 Street SW in community vision;
- R-CG District is more suitable north of 69 Avenue SW and other areas in the community where higher density development already exists; and
- Kingsland already has a high proportion of higher density multi-residential developments and secondary suites.

As part of the proposed land use amendment application, the applicant has also undertaken a series of applicant-led engagement efforts (Attachment 3), including:

- meeting with the Kingsland Community Association Board of Directors on 2019 January 23;
- hand-delivering information flyers to approximately 75 homes on 5 Street SW and 71 Avenue SW in 2019 March;
- notifying Councillor Farkas' office of the forthcoming application in 2019 March;
- hand-delivering information flyers to approximately 100 homes and adjacent residents to notify them of the 2019 July open house;
- notifying Councillor Farkas' office of the 2019 July open house; and
- holding an open house at the Kingsland Community Association on 2019 July 24.

Approximately 50 residents attended the open house. The applicant was present to answer questions and speak to the proposed application and the Kingsland Community Association was also in attendance. Administration attended the applicant-led open house to listen to residents, share information on the planning review process and answer general questions regarding the land use amendment process. Comments heard during this open house paralleled comments received by Administration as a result of notice posting and circulation.

Comment cards were also made available by the applicant and attendees were encouraged to leave written comments for the applicant. The applicant received 33 written responses at the open house as well as five follow-up responses via email. Of the 38 comments received, 30 were generally in opposition, seven were generally in support, and one remained neutral, as outlined by the applicant in their engagement summary found in Attachment 3.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period, along with what was heard at the applicant-led engagement and has determined the proposed R-CG District to be appropriate. Certain concerns received focused on the initial concept proposed by the applicant and

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development permit related matters. Issues surrounding the built form outcomes that the proposed R-CG land use enables, including but not limited to the interface with adjacent properties, building height and massing, landscaping and parking requirements, can be adequately reviewed and assessed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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 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 - Developed - Established area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time, including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan in place for the community of Kingsland.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C1s District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget 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 applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form. The proposed R-CG District ensures that that the evolving range of housing needs of different age groups, lifestyles and demographics can be accommodated in the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letters
3. Applicant-Led Engagement Summary
4. **Proposed Bylaw 207D2019**
5. **Public Submissions**