

LAND USE AMENDMENT  
KINGSLAND (WARD 11)  
ELBOW DRIVE SW AND 75 AVENUE SW  
BYLAW 260D2017

MAP 28S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District parcel to the Residential – Contextual One/Two Dwelling (R-C2) District. The subject site currently contains a single detached dwelling fronting Elbow Drive SW in the community of Kingsland. The intent of the land use redesignation is to provide a number of redevelopment options which include: one single detached dwelling with or without secondary suites, two single detached dwellings, duplex dwelling or a semi-detached dwelling.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

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 260D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 7304 Elbow Drive SW (Plan 3215HG, Block 6, Lot 46) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 260D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use redesignation provides for modest intensification in an established residential area while still conforming with policies laid out in the Municipal Development Plan. The proposed land use designation would allow for a number of different development scenarios, all of which are compatible with adjacent land uses and development forms.

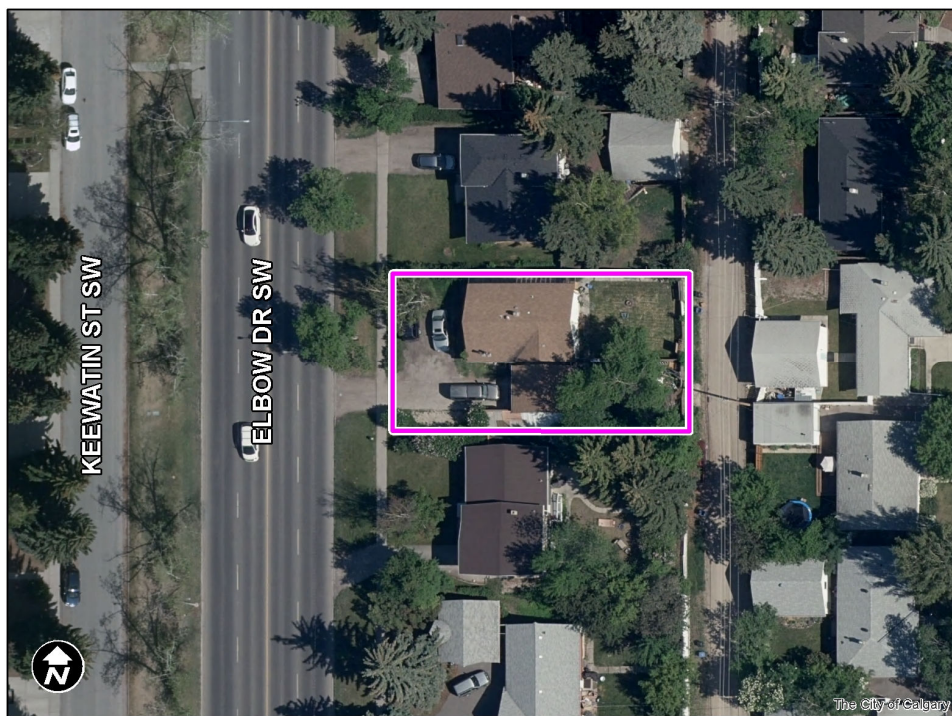
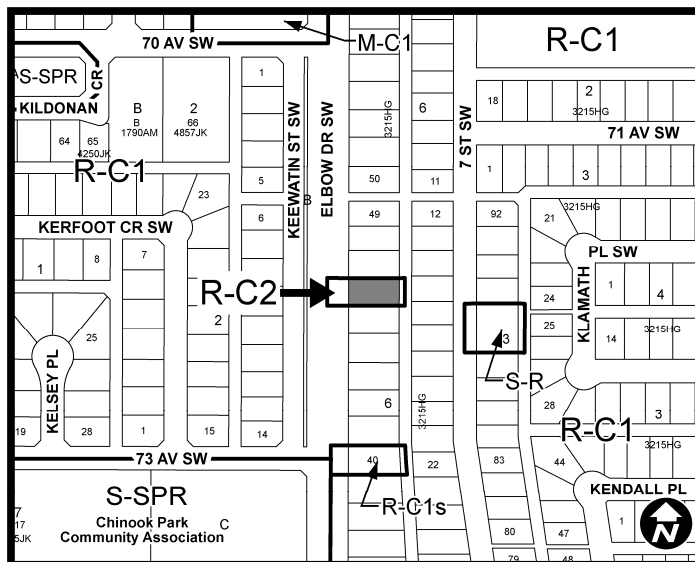
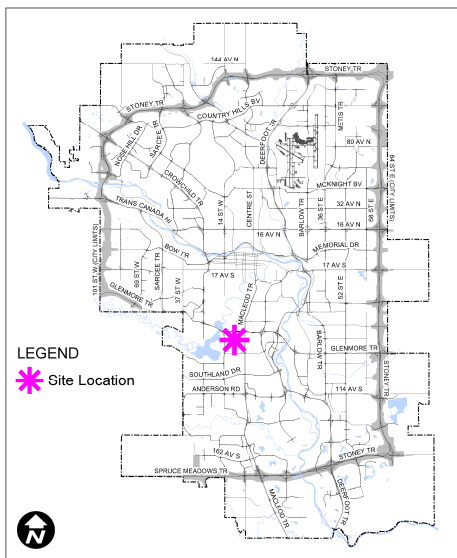
**ATTACHMENT**

1. Proposed Bylaw 260D2017
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 7304 Elbow Drive SW (Plan 3215HG, Block 6, Lot 46) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

**Moved by: A. Palmiere**

**Carried: 6 – 1**

Opposed: G.-C. Carra

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**Applicant:**

Dillon Consulting

**Landowner:**

Praneeta Kumar  
Ammanpaul Randhawa

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential setting in the community of Kingsland, the site is approximately 20 metres wide by 37 metres deep and is developed with a one-storey single detached dwelling with a parking pad accessed from Elbow Drive SW. Single detached dwellings exist in all directions.

According to data from The City of Calgary 2016 Census, the following table identifies Kingsland's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2016 Current Population	4,699
Difference in Population (Number)	-642
Difference in Population (Percent)	-12%

**LAND USE DISTRICTS**

The proposed land use district is Residential – One/Two Dwelling (R-C2) District. Parcels with an R-C2 designation can accommodate contextually sensitive redevelopment in the form of semi-detached dwellings, duplex dwellings and single detached dwellings with or without secondary suite. Considering the provisions within the R-C2 District of Land Use Bylaw 1P2007, the site could accommodate any of these development scenarios.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

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Municipal Development Plan (2009)

The Municipal Development Plan (MDP) identifies the area as a Residential – Established area typology. The policies within this typology include:

- a. Encourage modest redevelopment.
- b. Support developments at appropriate densities and mix of land uses within a pedestrian-friendly environment that enhance the Base or Primary Transit Network.

The subject site is located within the community of Kingsland. The community initiated a non-statutory plan used to guide the Kingsland Community Association on responding to development proposals. The Kingsland Community Association generally supports some redevelopment occurring in areas that are designated as R-C2, as the housing it provides is necessary to allow for a variety of housing types in Kingsland.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required as part of this land use redesignation application, nor was a Parking Study required. No significant upgrades to transportation infrastructure were identified as part of the land use redesignation. The site is located along a Primary Transit Network bus route, with a bus stop located approximately 90 metres south of the site, along Elbow Drive SW. The Heritage LRT station is located approximately 1.7 kilometers walking distance from the site. On-street parking on Elbow Drive SW is restricted.

**UTILITIES & SERVICING**

No infrastructure upgrades were identified as part of this land use redesignation application.

**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**

Administration received a letter of support from the Kingsland Community Association. The letter is attached in APPENDIX II of this report.

**Citizen Comments**

Administration received two (2) letters of opposition to the application.

Reasons stated for opposition are summarized as follows:

- Loss of privacy and peaceful enjoyment of neighbours;
- Elevation and height of new dwellings, current dwelling is only single-storey;
- Parking concerns;
- Increase in Density is moving away from R-C1;
- Decrease in Property Values;
- Increased traffic and speeding vehicles in rear lane when rear garages are built for proposed dwellings; and
- Water in alley/runoff concerns from additional buildings.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

We are seeking approval to redesignate the property located at 7304 Elbow Drive SW from RC-1 to RC-2. The current existing residential property was struck by lightning resulting in severe damage to the house. Rather than re-construct the house back to its original form, the property owners preferred to use this opportunity to make better use of the lot, and to provide for the growing housing need in the community.

The property owner would like to ultimately subdivide the existing 65 feet x 10 feet lot into one 30 foot and one 35 foot lot, respectively. They would then like to put a detached house on each new lot with legal basement (secondary) suites.

The property owners and their representatives have already met with the Community Association, residents and neighbours about this proposed plan. They have received positive feedback from those they have notified, including receiving letters showing the community's support of the development. The community have expressed their desire for more housing in the neighbourhood, and are welcome to secondary suites.

To achieve this plan, the first step is to apply for this redesignation application in order to change the existing use from RC-1 to RC-2. A subdivision application (2017-0102) has recently been submitted by Maidment Land Survey Ltd. for the division of the lot. It was recommended by the City that the two related applications be review concurrently.

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APPENDIX II

LETTERS SUBMITTED



505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email:  
[admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

May 14, 2017

Sabrina Brar (File Manager)

Planning & Development #8201

The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE

PO Box 2100, Station M, Calgary, AB Canada T2P 2M5

Re: LOC2017-0115 - 7304 Elbow Dr SW R-C1 to R-C2 Redesignation

Dear Ms. Brar,

Kingsland Community Association (KCA) has been asked to respond to the proposed land use amendment application. The following are our comments:

1. KCA supports the proposed rezone from R-C1 to R-C2 district and to sub-divide the 65 foot wide parcel on Elbow Dr since it helps to achieve the planning vision for this part of our community.
2. KCA supports the application based on the developer presentation of two storey infills as the built form. This form of development will enable increased density along Elbow Dr while being appropriate and sensitive given the proximity to single family dwellings. The application sets an important precedence along Elbow Dr from Heritage Dr to 69 Av SW. Affected residents mostly preferred single family dwellings and raised some concerns but generally have supported the infills concept as a compromise to help achieve city growth goals and community revitalization goals.
3. KCA believes in a collaborative approach supported by broad planning vision and prudent redevelopment plans. The developer and community association were able to align on an acceptable built form concept. The developer provided concept rendering drawings for review and received generally positive feedback from planning members and residents. A few residents expressed concerns that will be reviewed at the DP application stage when more design details are available.
4. KCA supports secondary suites in dwellings, including infills, along Elbow Dr provided three (3) or more physical parking stalls are provided. We prefer back lane garages to enhance the privacy for affected back lane residents while also providing an open stall for residents or visitors. KCA and residents will not support any parking stall relaxations for Elbow Dr since there is no other curb nor lane parking available for these parcels.



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5. KCA supports increased owner occupancy in areas designated for growth such as Elbow Dr since our current statistic is too high. We believe the proposed new infills will attract quality owner occupants and will help to achieve our goal of revitalization of certain holding properties within the community.
6. KCA advised the applicant of the potential for Roads and Transportation to require removal of vehicle access along Elbow Dr SW upon release of DP. The rendering drawings show vehicle access from the back lane and both parcels appears to have the required parking stalls.

KCA kindly requests the file manager to notify the KCA Planning Director of the public hearing date and to advise if there are non-conforming aspects to the application.

KCA believes that Elbow Dr will benefit from a broader plan so that infrastructure upgrades in the back lane can be implemented more effectively. Perhaps a future levy fund can be introduced to mitigate (improve) impacts on affected residents and to provide more cost clarity for future developments. We request that the Development Authority contact us to discuss Elbow Dr planning.

Thank you for the opportunity to share our community thoughts on this application and more generally on our vision for Elbow Dr redevelopment.

Regards,

Darren MacDonald  
Planning Director  
Kingsland Community Association