

LAND USE AMENDMENT
KINGSLAND (WARD 11)
67 AVENUE SW AND 6 STREET SW
BYLAW 102D2017

MAP 28S

EXECUTIVE SUMMARY

This land use application seeks to redesignate a residential parcel from a Residential - Contextual One/Two Dwelling (R-C2) District to a Residential - Contextual Grade-Oriented Infill (R-CG) District to allow for secondary suites uses within an existing semi-detached dwelling. The site contains two illegal dwelling units at this time, and this application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 26

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 102D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 729 – 67 Avenue SW (Plan 784HQ, Block 8, Lot 3) 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 102D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-CG district allows for residential uses which are compatible with and complementary to the existing character of the community. This proposal conforms to the *Municipal Development Plan* (MDP) by supporting moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

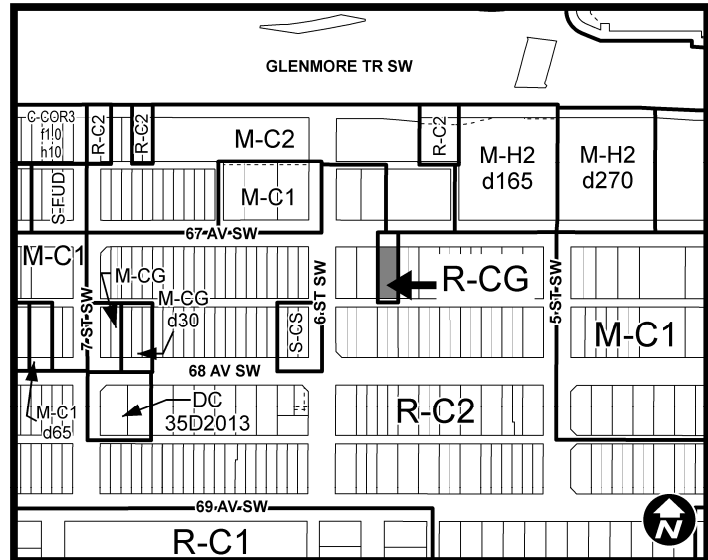
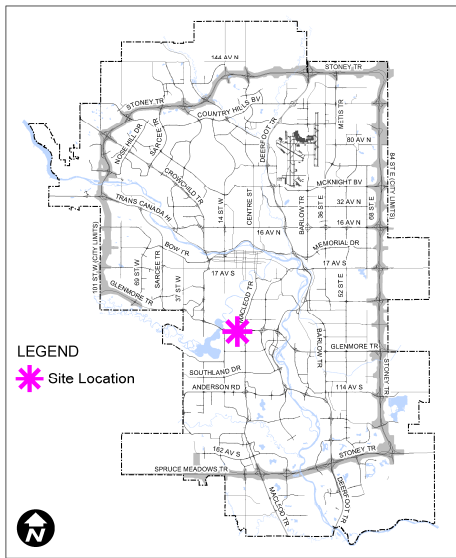
ATTACHMENT

1. Proposed Bylaw 102D2017

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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 0.06 hectares ± (0.14 acres ±) located at 729 – 67 Avenue SW (Plan 784HQ, Block 8, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Foht

Carried: 8 – 1

Opposed: S. Keating

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Applicant:

Camcar International Inc

Landowner:

Camcar International Inc

PLANNING EVALUATION

SITE CONTEXT

The parcel is located on the south side of 67 Avenue SW between 5 Street SW and 6 Street SW, which is developed with semi-detached dwellings. The north side of 67 Avenue SW between 5 Street SW and 6 Street SW is developed with a thirteen-storey multi-residential development, a three-storey multi-residential development, a semi-detached dwelling, and a single detached dwelling.

The parcel is approximately 15 metres by 37 metres in size and is developed with a one-storey semi-detached dwelling with a detached two-vehicle garage and two one-vehicle parking pads that are accessed from the rear lane. Semi-detached dwellings exist to the east, south, and west of the site. Two semi-detached dwellings and a three-storey multi-residential development exist to the north of the site.

The following table identifies Kingsland's current and peak population by year and any difference in population expressed as a percentage.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2015 Current Population	4,733
Difference in Population (Number)	-608
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

The existing Resident – Contextual One/Two Dwelling (R-C2) District allows for single detached dwellings and semi-detached dwelling in the developed area.

The proposed Residential - Contextual Grade-Oriented Infill (R-CG) District is intended to allow for grade-oriented development in the Developed Area. R-CG allows for single detached dwellings, semi-detached dwellings, duplex dwellings, and rowhouse buildings. Applying the district's rules, a maximum of three (3) rowhouse units plus three (3) secondary suites could potentially be developed on the site.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan policies are not relevant to this application.

Municipal Development Plan (MDP)

The parcel is within the “Residential; Developed; Established Area” on Map 1 (Urban Structure) of the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the parcel, the proposed land use redesignation is consistent with the policies of subsections 3.5.1 (General - Developed Residential Area) and 3.5.3 (Established Areas) of the MDP. The MDP supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood in Developed Residential Areas and encourages modest redevelopment of Established Areas.

Location Criteria for Multi-Residential Infill

The parcel is within 400 metres of transit stops on Glenmore Trail SW and Elbow Drive SW, and is within 600 metres of a Primary Transit Network Stop on Elbow Drive SW. There is an existing Multi-Residential land use and development directly to the north of the parcel across 67 Avenue SW. The parcel is in close proximity to the Macleod Trail South corridor and the Chinook Major Activity Centre. There is direct lane access to the parcel.

The following criteria itemize preferred conditions to support land use amendments in low density residential areas. These criteria are meant to be used as a guideline and are to be used in the review and evaluation of land use amendment applications that support multi-residential, rowhouse and cottage housing cluster developments.

Kingsland Community Plan (KCP) (Amended October 28, 2015)

There is no statutory local area plan for Kingsland. However, there is the *Kingsland Community Plan* (KCP), a non-statutory community-based plan which is intended to guide the Kingsland Community Association (KCA) Board and its’ sub-committees as Kingsland redevelops. Subsections 4.1.2 and 4.1.3 indicate that the KCA will consider supporting land use redesignations of R-C2 parcels north of 69 Avenue SW, including to multi-residential districts. Subsection 4.1.2.1 indicates that the KCA is supportive of secondary suites in R-C2 districts, and will consider being supportive of land use redesignations to other districts to allow for secondary suites based on the proposal and adjacent resident feedback.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 67 Avenue SW and the rear lane. On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system.

The area is served by Calgary Transit bus service with a bus stop location within 350 metre walking distance of the parcel on Glenmore Trail SW. The area is served by Calgary Transit primary transit network bus service with a bus stop location within 400 metre walking distance of the parcel on Elbow Drive SW. Macleod Trail SE is a part of the primary transit network and is within 450 metres walking distance from the parcel, however the closest Calgary Transit bus stops along Macleod Trail SE are between 850 metres and 950 metres walking distance from the parcel, at the intersections with 61 Avenue SW and 70 Avenue SW, respectively.

UTILITIES & SERVICING

Water main and sanitary sewers are available to service proposed development. Storm sewers are not presently available to service the site and may require an extension at the development permit stage, at the developer's expense.

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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Kingsland Community Association (APPENDIX II).

Reasons stated for support are summarized as follows:

- R-CG fits into the broader planning vision of the Kingsland Community Association;
- The Kingsland Community Association encourages legalization of basement suites in semi-detached dwelling to avoid bylaw enforcement; and
- The Kingsland Community Association expects streetscape improvements.

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Citizen Comments

Administration received one (1) letter conditionally in support of the application, if property maintenance issues are addressed by the owner.

Public Meetings

No public meetings were held by the Applicant nor by Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The land use designation for our property, 729 67 Ave SW Calgary Alberta is currently an RC-2, we would like it to be considered for redesignation to an RC-G zoning. The reasons behind this decision are because currently it has a basement suite on both sides of the duplex and also it is a perfect location for a four-plex. This property is already across from large multi-family buildings and is a high density area, with high walkability to transit, amenities, and employment for tenants already living on the premise.

The location is the key to the reasoning that this redesignation should be considered with great care and attention, there already large multi-family as well as legal four-plexes along the same street and directly behind our property. The walkability, immense amenities, transit and increasing urban density making it an ideal candidate for R-CG zoning.

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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

Dec 5, 2016

Ezra Wasser (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: LOC2016-0308 729 67 Ave SW R-C2 to R-CG Redesignation

Dear Mr. Wasser,

The Kingsland Community Association (KCA) has been asked to respond to the land use amendment. KCA supports rezone from R-C2 to R-CG district for this single lot parcel. Some reasons for our support are as follows:

1. **KCA envisions this portion of the south side of 67th Ave to remain Low Density. We believe that R-CG fits into this broader planning vision for this area.** We believe that R-CG will be approved for this parcel and otherwise would appreciate some feedback from the file manager prior to the hearing date.
2. **KCA encourages landlords in the community to legalize basement suites in semi-detached buildings over the next couple of years to avoid bylaw enforcement.** R-CG seems to provide a significantly more viable solution than M-CG to achieve this goal since M-CG carried significantly higher development costs and timelines due to “commercial” safety codes and infrastructure upgrade requirements.
3. **KCA expects this development to significantly improve the streetscape in exchange for this support and for the suites to be built to current building code requirements.** If the streetscape and upgrades are marginal and minimal then we will propose concurrent DP applications in the future to provide more certainty.
4. **KCA looks forward to working with the developer on this particular parcel.** We encourage proactive and early engagement at all stages of the development permit process to enable the process to move smoothly.

KCA requests the file manager to notify me when the hearing date is scheduled since we or a resident may wish to attend. Most of our concerns for this parcel will be raised during the DP stage assuming the application will be circulated. KCA would support a concurrent DP application should that recommendation be put forward.

KCA request the file manager to notify me if there are non-conforming aspects to this rezone application prior to the hearing date.

As a more general comment, KCA still believes that a conceptual rendering of the proposed building should be included with a rezone submission to provide some clarity as to what the applicant intends to build.

Best Regards,
Darren MacDonald
Planning Director
Kingsland Community Association

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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

On a corner parcel.	No
Within 400m of a transit stop.	Yes: Glenmore Trail SW & 5 Street SW (350m); Elbow Drive SW & 67 Avenue SW (400m)
Within 600m of an existing or planned Primary Transit stop or station.	Yes: Elbow Drive SW & 67 Avenue SW (400m)
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.	Yes: M-C2 district directly to the north of the parcel
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.	Yes: Macleod Trail S and Chinook Major Activity Centre
Direct lane access.	Yes