

**LAND USE AMENDMENT
KINGSLAND (WARD 11)
69 AVENUE SW EAST OF MACLEOD TRAIL SOUTH
BYLAW 50D2016**

MAP 28S

EXECUTIVE SUMMARY

This application seeks to redesignate eleven (11) contiguous parcels from Residential-Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for a multi-residential development.

The eleven (11) laned lots are located on 69 Avenue SW, between 4A Street SW and 5 Street SW in the community of Kingsland.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 January 28

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 50D2016; and

1. **ADOPT** the proposed redesignation of 0.61 hectares \pm (1.50 acres \pm) located at 617, 623, 627, 631, 635, 639, 643, 703, 707, 711 and 715 – 69 Avenue SW (Plan 1754HK, Block 2, Lots 1 to 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 50D2016.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is consistent with applicable municipal policies including the Municipal Development Plan (MDP). The MDP supports intensification in a form and nature that respects the scale and character of the surrounding areas. Intensification is encouraged through a range of city wide policies including Complete Communities; Neighborhood Infill & Redevelopment; and, the Housing Diversity and Choices policies.

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The proposed redesignation is supported by the Council approved Location Criteria for Multi-Residential Infill which is utilized to evaluate the viability of multi-residential intensification in established communities such as Kingsland. M-C1 is listed as an appropriate Land Use District in the guidelines and is intended to apply to the Developed Area.

The proposed redesignation allows for multi-residential development in a variety of forms which aligns with the low to mid density residential character of the area.

The massing comparison using various Land Uses Districts and shadow study undertaken by the applicant shows that M-C1 is appropriate for the area.

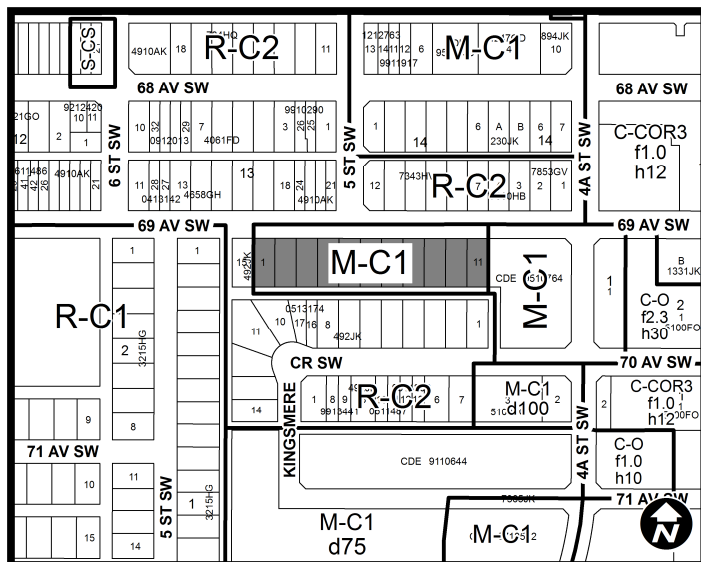
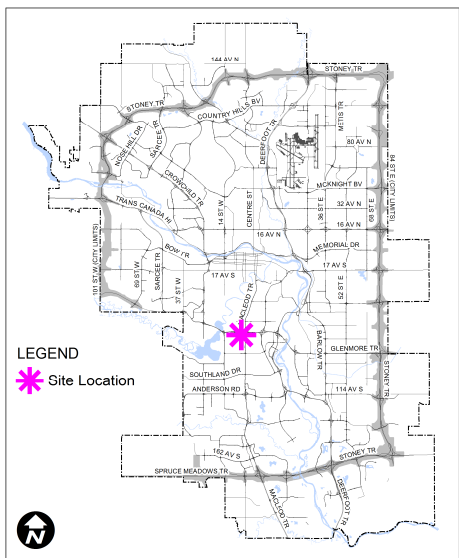
ATTACHMENTS

1. Proposed Bylaw 50D2016
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 0.61 hectares \pm (1.50 acres \pm) located at 617, 623, 627, 631, 635, 639, 643, 703, 707, 711, 715 – 69 Avenue SW (Plan 1754HK, Block 2, Lots 1 to 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: G.-C. Carra

Carried: 8 – 0

Reasons for Approval from Mr. Foht:

- The application allows for increased density in an area that increased density makes good planning sense. Being near to MacLeod Trail and Elbow Drive SW, transportation options in additions to vehicle use are readily available.

Reasons for Approval from Ms. Wade:

- Support the land use but suggest the development permit run concurrently with the land use to ensure that the community and the City have greater assurance of the built form. Particularly in neighbourhoods that are intensifying. Perhaps this could be considered at Council?

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Applicant:

Sturgess Architecture

Landowner:

James T F Lee
Jean Libin
Janl Developments Ltd

PLANNING EVALUATION

SITE CONTEXT

The eleven (11) subject parcels are located on 69 Avenue SW, one block east of Macleod Trail South. Each parcel is occupied by a semi-detached residential development resulting in a total of twenty-two (22) residential units. The proposed land use will increase the number of units to ninety (90 - see application history for further details)

The surrounding area is characterized by low to mid density residential development. Details are as follows:

Location	Parcel(s) Description	Land Use Designation
North (across from 69 Avenue SW)	Residential lots Maximum building height is 8.60-10 metres	Residential – Contextual One / Two Dwelling (R-C2) District
South (across from the lane)	Residential lots Maximum building height 8.60-10 metres	Residential – Contextual One / Two Dwelling (R-C2) District
East	Multi-Residential development Maximum building height 10- 14 meters	Multi-Residential – Contextual Low Profile (M-C1) District
West	Residential lots Maximum building height 8.60-10 metres	Residential – Contextual One / Two Dwelling (R-C2) District

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The subject parcels provide for transition between high intensity development along Macleod Trail South and low residential development to the west. Macleod Trail S is located one block east of the subject sites; it is considered an Urban Corridor in the MDP and is part of the City of Calgary Main Streets project. The current Land Use at the intersection of Macleod Trail S and 69 Avenue SW allows for commercial-office building with a maximum height of 30 meters.

West of the subject sites and across a lane, with one parcel next to the site designated as R-C2, there are parcels designated as R-C1. This Land Use District allows for single family residential development with a maximum height of 8.6 – 10 meters.

There are twenty (20) private spruce trees located in the front yards of the parcels. The applicant is proposing to retain those trees and minimize impact to them when the final design is completed.

APPLICATION HISTORY

The original application was to redesignate the eleven (11) parcels from R-C2 to M-C2f2.5 to allow for a multi-residential development that would contain 120 units. After discussion and negotiation between Administration, the Applicant and the Kingsland Community Association, the application was amended to M-C1.

The applicant completed a Land Use massing comparison exercise and shadow study using a concept plan for the site. The decision on this Land Use amendment application does not include approval of the concept plan. Final building design, number and size of units and site layout details such as parking, landscaping and site access will be determined at Development Permit stage.

LAND USE DISTRICTS

The proposed M-C1 District is intended for multi-residential development that is in close proximity or adjacent to low density residential development; that allows for multi-residential development of low height and medium density, as well as allows for a variety of development forms.

It allows for a maximum height of 14 meters with provisions for reduced heights in proximity to the property line.

LEGISLATION & POLICY

Municipal Development Plan (Statutory-2009)

The area where the parcels are located is identified by the Municipal Development Plan as an Established Residential area. These areas are characterized primarily by residential

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communities containing a mix of low and medium density housing, with support retail in relatively close proximity. These areas may support moderate intensification in a form and nature that respects the scale and character of the surrounding areas. Moderate density increase, as proposed in this application, is appropriate.

There is no **Area Redevelopment Plan** for the area.

Location Criteria for Multi-Residential Infill (2014)

In 2014 Council approved Location Criteria for Multi-Residential Infill which is utilized to evaluate the viability of multi-residential intensification in established communities such as Kingsland.

The location criteria identifies the preferred conditions to support land use amendments in low density residential areas including proximity to primary transit network and transit stops and to multi-dwelling developments and direct lane access. The subject parcels meet the location criteria and are appropriate for intensification.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was required as part of this application. The TIA concluded that the increase of traffic will have minimal impact on the nearby intersections such as Elbow Drive SW and 69 Avenue SW.

There are two public bus stops within the 400 metre radius from the subject parcels.

Pedestrian access to the parcels is from 69 Avenue SW and vehicular access will be from the rear lane. No vehicular access will be allowed from 69 Avenue SW. The lane dimension is 9 metres from property line to property line.

UTILITIES & SERVICING

Water and sanitary servicing are available from 69 Avenue SW. Storm sewers are available at 5 Street SW.

Upgrade to the watermain lines or the sanitary system, if required, will be determined at Development Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required.

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GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investments and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

- The Kingsland Community Association was involved in the assessment process. Various meetings took place. Details as follows:
 - An information session, organized by the applicant, took place on October 15, 2015. Community Association Board, near-by residents, applicant and Administration attended. After this session the Community Association sent a letter of opposition to the land use redesignation outlining their concerns. Details are as follows:
 - M-C2 not compatible with Land Use patterns;
 - transition area between Macleod Trail S and R-C1 lots;
 - height;
 - privacy along the lane; and
 - traffic increase.
 - After the application was amended to M-C1, a follow up meeting which was organized by the applicant, was held on 2015 December 03. The Kingsland Community Association Board, applicant, land owner and administration were in attendance. Following this meeting, the Community Association Board sent a letter noting that they have no objection to the application. (APPENDIX II)

Citizen Comments

Four letters of opposition and one letter of support were received as part of the notice posting process. Concerns outlined in the letter of opposition included height, noise, traffic increase and privacy issues.

Once the application was amended to M-C1, two letter of support were received.

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APPENDIX I

APPLICANT'S SUBMISSION

The site is located on a residential street between MacLeod Trail SW and Elbow Drive SW in the community of Kingsland. The site is a “bookend” to the T intersection at 5th Street and 69th Avenue, and contains a row of mature, dramatic coniferous trees lining the avenue.

This project proposes the consolidation of 11 lots [617 to 715 69th Ave SW] to support a land use redesignation from an existing Residential – Contextual One / Two Dwelling (R-C2) District, to a Multi-Residential – Contextual Low Profile [M-C1] District. The goal of the project is to create a multi-family residential building with a focus of street oriented units. These units are intended to engage with the community at a pedestrian scale with “doors on the street”, while offering a range of diverse housing options.

The surrounding land use is a combination of R-C2 and M-C1, with the site tempering the transition between higher densities to the east along MacLeod Trail (C-COR 3) and the quieter R-C1 units in the interior of Kingsland. The site is well positioned to take advantage of adjacent transportation networks along Macleod Trail, and is walking distance from both Primary Network Transit stops, and the Chinook LRT Station.

Re-development of the site is supported by two relevant planning documents: the *Location Criteria for Multi-Residential Infill* guidelines, and the *Municipal Development Plan (MDP)*. The project is in compliance with this guidelines, and supports a number of key visions identified in the MDP including: creating a range of housing opportunities and types, creating walkable environments, fostering distinctive & attractive communities with a strong sense of place, providing a variety of transportation options, and supporting compact form and redevelopment in existing areas

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



Kingsland Community Association

505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

3rd January 2016

Lisette Burga Gheri MCAP, MEDES, RPP, MCIP
Planner II
Local Area Planning & Implementation - South Team
Planning Development & Assessment
The City of Calgary
Calgary

LOC2015 – 0095 – Land Use Re-designation – 69th Avenue S.W., Calgary

Dear Lisette,

Following your letter of 30th November 2015 and our subsequent meetings with yourself, the applicant and the applicant's Architect we, the Planning committee of the Kingsland Community Association, find that we have no objection to the application for a change of Land use to MC1 for these properties.

We understand from your letter that the applicant will probably be applying for a relaxation in height and number of units at the Development Permit phase of this application and we reserve the right to be part of the discussion regarding relaxations.

We understand that this application will be proceeding to Calgary Planning Commission in January and we would be obliged if you could let us know the date so that we may attend.

Ann Clarke
Planning Director,
Kingsland Community Association.