

**LAND USE AMENDMENT
KINGSLAND (WARD 11)
ELBOW DRIVE SW AND NORTH OF HERITAGE DRIVE SW
BYLAW 207D2015**

MAP 28S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate 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, midblock between Heritage Drive SW and 77 Avenue SW. 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)

2015 October 22

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 207D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 8208 Elbow Drive SW (Plan 5375HH, Block 8, Lot 43) 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 207D2015.

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 207D2015
2. Public Submissions

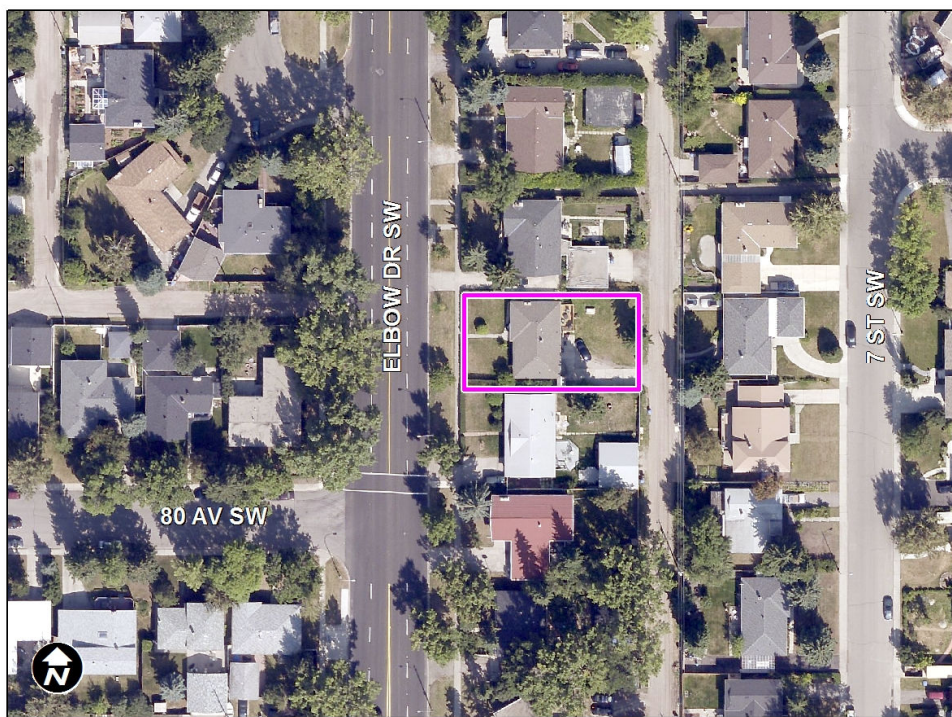
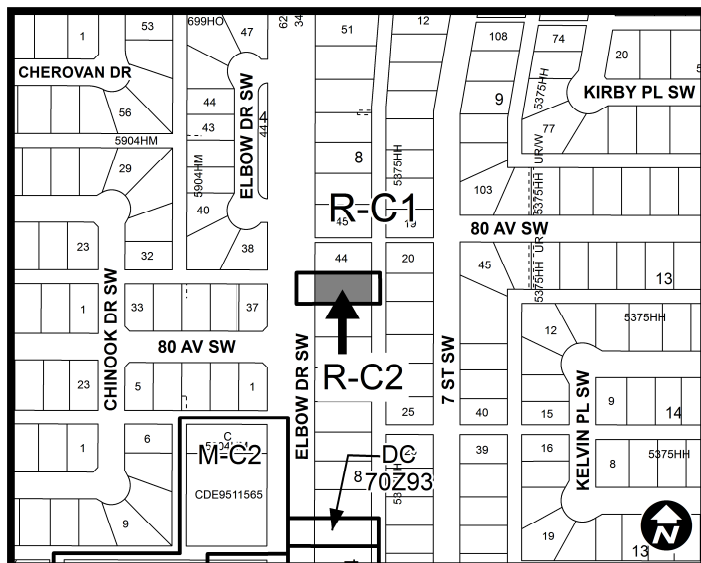
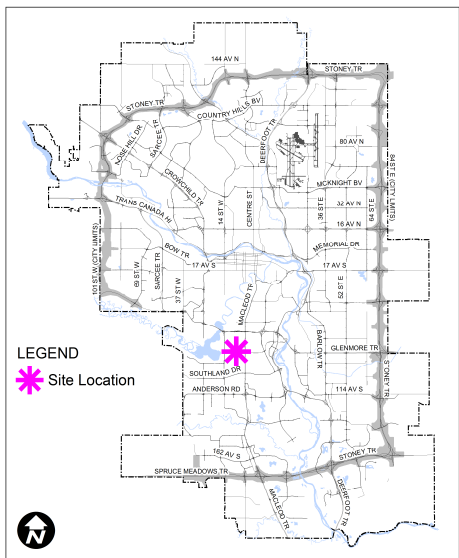
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LOCATION MAPS



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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 8208 Elbow Drive SW (Plan 5375HH, Block 8, Lot 43) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Moved by: C. Friesen
Absent: G. Morrow

Carried: 7 – 0

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Applicant:

Murray Chehowy

Landowner:

Murray Mark Chehowy
Donald Charles Chehowy

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the predominantly low density residential community of Kingsland. The site is located along Elbow Drive SW, mid-block between 77 Avenue SW to the north and Heritage Drive SW to the south. The site currently contains a single detached dwelling. A Primary Transit Network bus stop is located 65 metres away on the east side of Elbow Drive SW and 90 metres away on the west side of Elbow Drive SW, both served by the Number 3 bus. The Heritage C-Train station is located 800 metres from the site.

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 suites. The subject site is approximately 20 metres wide and 36 metres deep. Considering the provisions within the R-C2 District of Land Use Bylaw 1P2007, the site could accommodate a variety of different development scenarios including, one single detached dwelling with or without secondary suites, two single detached dwellings, duplex dwelling, or a semi-detached dwelling.

LEGISLATION & POLICY

The Municipal Development Plan (MDP) identifies the area as a Residential – Established area typology. This typology includes policies such as:

- a. Encourage modest redevelopment.
- b. New developments should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The subject site is located within the community of Kingsland. The community initiated non-statutory plan is 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.

Given the context of the existing community, and the relatively close location to the Primary Transit Network bus network, the proposed land use is in keeping with the context of the community, while still allowing for modest intensification and redevelopment of the community.

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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.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required as part of this land use redesignation application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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. In addition the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Kingsland Community Association provided a letter of "No Objection" to the City.

Citizen Comments

One letter of objection was received from a citizen who objected to the proposed redesignation as it may cause a decrease in property values.

Public Meetings

No public meetings held.

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APPENDIX I

APPLICANT'S SUBMISSION

We have a 50 year old house in need of major renovations and are at a crossroads on Elbow Drive SW. Do we renovate or build new on half of the lot? Renovations would cost around \$200,000 as the house will need both a structural and cosmetic overhaul. Our fear with reno's is the perennial domino effect. Start somewhere and invariably it means something adjacent, abutting or nearby will also need a fix. We still would have a 50 year old house that is upgraded but compromised at so many levels.

We are at the point where it makes sense economically to build a new two dwelling unit building. The new dwelling would incorporate the latest design, lifestyle friendly interior, energy efficient materials with an age-in-place approach in our situation. We have one parent age 93, still in good health that would enjoy being at home with family members and all the amenities, kitchen, bath, bedroom on one floor. Our elderly mother currently resides with family in a 3 storey townhouse in Bankview.

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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

7th September 2015

Sabrina Brar,
City of Calgary,
Planning, Development & Assessment
Calgary

Re: LOC2015-0106 - 8208 Elbow Drive S.W. Calgary

After careful consideration and communication with the applicant we wish to state that we have
"NO OBJECTION" to this application.

Ann Clarke
Planning Director
Kingsland Community Association.

S. Brar