

Community Association Response

505 78 Avenue SW
Calgary, AB T2V 0T3
(403) 255-1400
admin@kingslandcommunity.ca



KINGSLAND
COMMUNITY ASSOCIATION

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City of Calgary
Circulation Control
Planning and Development
PO Box 2100 Station M
IMC 8201

Sent via email: cpag.circ@calgary.ca
William.Thompson@calgary.ca – File Manager

Re: Proposed Redesignation 7820 Elbow Dr. SW – R-C1 to M-CGd50, LOC2022-0027

Kingsland Community Association (KCA) and the Kingsland Planning Committee are opposed to the Land Use Amendment application to change 7820 Elbow Drive from R-C1 to M-CGd50. We are concerned about the continued precedent these redesignations are creating along Elbow Drive in absence of an approved Local Area Plan and the necessary supporting studies. Neither the Kingsland Community Association nor the Kingsland Planning Committee will support the continued redesignation of parcels along Elbow Drive until studies are prepared to confirm the compounded impacts of development along Elbow Drive from Heritage Drive to Glenmore Trail. These studies include:

1. The ability for back lanes to support continued redesignations and development along this stretch of Elbow Drive without upgrades;
2. The capacity of the storm sewer system that these parcels will tie in to, and the ability for this infrastructure to take on additional compounded storm water if all parcels are redesignated;
3. The capacity of the sewer system that these parcels will tie in to, and the ability for this infrastructure to take on significantly increased compounded sewer discharge if all parcels are redesignated (It is already the case that properties downhill from Elbow Drive on 5th Street struggle with basement flooding due to inadequate sewer system design and capacity);
4. The capacity of the water system that these parcels will tie in to, and the ability for this infrastructure to service these parcels if all parcels are redesignated; and
5. The ability of all utility systems (Wi-Fi, electrical, etc.) to adequately service these parcels if all parcels increase beyond the current density.

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In addition to the above, the Kingsland Community Association and the Kingsland Planning Committee have the following concerns:

6. The proposed density and land use does not meet the Kingsland Community Plan (KCP), a community led Plan. The development of the KCP included community engagement, at which time, the KCA heard that residents would accept redesignations from R-C1 to R-C2.
7. With additional parcel coverage, rain events may not be able to be sufficiently accommodated, thereby impacting adjacent parcels with significant runoff and flooding;
8. The elevation differential between the front of the parcel to the back of the parcel must be considered and factored into height (sunlight), design (privacy) and footprint (adequate landscaping, drainage and privacy) while seamlessly integrating with adjacent parcels along Elbow Drive and across the back lane;
9. The Kingsland Community Association expects all of the requirements of the Land Use Bylaw for the M-CG District will be met, including those of Section 581 (2) (b), which requires all entrances to be visible from the street. In this case, we expect all entrances to face Elbow Drive. Failing to do so could trigger an appeal to the SDAB.
10. As lots transition south from 77th Avenue to Heritage Drive, the parcels are not as deep due to the angle of the alley, creating a more difficult environment to accommodate an M-CG use. The result is that these parcels may not be well suited for the M-CG designation. Although an M-CG parcel has been redesignated in proximity to this site at 7812 / 7814 Elbow Drive SW, the 7820 Elbow Drive SW parcel currently in question is significantly shallower than the parcel with the M-CG designation; and
11. City trees must be protected, and other mature trees on the lot protected to retain the urban canopy.

Thank you for the opportunity to submit comments regarding this application. If there are any questions please contact the undersigned.

Regards,

Brandy MacInnis
Planning Committee Chair
403-617-0976

Cc. Charlotte Quickel, KCA President

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