



Kingsland Community Association

Opposition to the Proposed Land Use Amendment LOC2014-0209 at 7812 Elbow Drive SW

I/We, Margaret & Robert Menzies are strongly opposed to the proposed redesignation of 7812 Elbow Drive SW from R-C1 to M-C1. We ask the City of Calgary Council to refuse the proposed redesignation of 7812 Elbow Drive SW from R-C1 to M-C1.

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IN COUNCIL CHAMBER

I/We feel that:

- The proposed density does not fit within the context or character of this area of Kingsland. This area of Kingsland is low density residential. Higher density redevelopment should be accommodated as the Jack Carter and Market on Macleod sites along Macleod Trail are redeveloped.
- The Municipal Development Plan (MDP) identifies Macleod Trail as an Urban Corridor, and use amendments to allow for higher densities should be considered along Macleod Trail.
- The 2014 Calgary Civic Census identified:
 - That 61% of dwellings in Kingsland are row houses or apartments. This is higher than the City rate of 31%.
 - That Kingsland grew by 10% in population (4,358 to 4,812) between 2009 and 2014.

Kingsland has been accommodating the additional density the City would like to see in established communities. Our community already has a significant amount of multi-family housing, and anticipates more density as vacant parcels on Macleod Trail are redeveloped. Redesignating a parcel in a low-density area that does not fit the context of the neighbourhood is inappropriate.

- The proposed access off the rear lane will negatively impact area residents. This rear lane is already negatively impacted due to the number of vehicles using the lane for the Korean Church.
- An approval to this redesignation will set a precedent for an inappropriate density in this low density area. An approval will provide support for developers to redesignate single family parcels along Elbow Drive, which will drastically change the character of this streetscape, which I/we do not support.
- Additional Comments:

ELBOW DRIVE IS NOT AS WIDE AS MACLEOD TRAIL
AND HIGHER DENSITY IS VERY UNDESIRABLE

We ask the City of Calgary Council to refuse the proposed redesignation. The proposed density is inappropriate in this low density area. For the above reasons, please refuse the proposed redesignation of R-C1 to M-C1.

Signed: Margaret Menzies
Signature

Robert S Menzies
Signature

Name: MARGARET MENZIES

ROBERT S MENZIES

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Kingsland Community Association

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QUESTIONNAIRE

Re: LOC2014-0209 - 7812 Elbow Drive. S.W.

An application has been proposed in Kingsland that will challenge you to think about the way that Kingsland should redevelop.

The Kingsland Planning & Development Committee would like to draw your attention to a proposed Land Use Redesignation. A redesignation approval allows for a different type of development to occur on a property. In this case, an application has been submitted to the City to redesignate the property at **7812 Elbow Drive S.W.**, (immediately south of the Retina Clinic) from R-C1 to M-C1. The details of what an M-C1 redesignation would mean to the site have been summarized in the cover letter. **All access from any redevelopment will be from the rear alley.** The type of redevelopment permitted along Elbow Drive could set a precedent for redevelopment in other areas of Kingsland including along 7th Street.

The Kingsland Community Plan (KCP) does not support this application. The KCP guides the Kingsland Community Association Board and the Kingsland Planning Committee when responding to applications.

We would appreciate it if you could take some time to answer the following questions. Your answers will be used by the Kingsland Community Association to respond to the City of Calgary regarding this and future applications, and if necessary, amend the Kingsland Community Plan. A community workshop will be held on May 30, 2015 (9:00am – 2:00pm), to discuss any future amendments to the Kingsland Community Plan. Please contact Brandy MacInnis at planninglady@hotmail.com or 403-617-0976 if you plan to attend.

1) What is the maximum number of units you would like to see on each single family parcel on Elbow Drive?

- ☒ 1 Unit per Lot - Keep the streetscape the way it is.
- ☐ 2 Units per Lot - I like the semi-detached dwellings infills I see in other communities and think this type of development would fit in the context of Kingsland on Elbow Drive.
- ☐ 3-4 Units per Lot - A small multi-family building on one lot would be suitable for the context of Elbow Drive in Kingsland.
- ☐ Greater than 4 units per Lot - I would support the consolidation of parcels and development of multi-family buildings (townhouse, row house, 3+ storey buildings) along Elbow Drive.

2) My position regarding the proposed redesignation application of 7812 Elbow Drive S.W. from R-C1 to M-C1 is:

- ☒ In Opposition
☐ In Support
☐ No concerns

Reasons for your position (please use reverse if you require additional space):

As access for cars will be from the rear lane, the amount of traffic for this use will negatively affect the back yard usage. Also once a precedent has been set & redevelopment of this nature is allowed the value of property directly behind Elbow Drive will be considerably devalued.

3) Do you plan to speak at Council to state your position?

- ☐ Yes
☒ No

4) Contact Information:

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Thank you for sharing your thoughts! Kingsland thanks you for taking the time to get involved and let us know your thoughts!