



# Kingsland Community Association

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

I/We, CHAO SAUNDERS + SANDI SAUNDERS, 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.

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, land 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: ANYTHING HIGHER THAN A 1 1/2 STORY WOULD BE TOO TALL ON ELBOW DR. EAST  
TWO STORY'S, AND THE HIGHER GRADE, CAST SHADOWS ONTO 7TH ST. PROPERTIES.  
THE CAPACITY OF THE REAR LANE IS TOO SMALL TO ACCOMMODATE M-C1 ZONING, AS  
IT IS TOO NARROW, UNPAVED, AND NOT AN ACCESSIBLE/DESIGNATED THROUGH FARE.

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:

Signature ON BEHALF OF SANDI SAUNDERS

Signature

Name:

CHAO SAUNDERS - SANDI SAUNDERS

Address:

7819 7TH ST SW

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

JUL 20 2015

ITEM: CPC2015-100  
Receive for Corporate Record  
CITY CLERK'S DEPARTMENT



# Kingsland Community Association

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Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email: [admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

## 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 7<sup>th</sup> 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](mailto: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):

CURRENTLY, THERE IS LIMITED VEHICLE CAPACITY OF THE REAR ALLEY BETWEEN ELBOW DRIVE (EAST SIDE) AND 7<sup>TH</sup> STREET SW, ~~AND~~ TO ACCOMMODATE MC-1 ZONING. THE ALLEY FROM HERMAN DRIVE NORTH TO 77<sup>TH</sup> AVENUE IS NARROW (AND NARROWER IN CERTAIN SPOTS) AND UNPAVED TO HANDLE MORE CARS AND TRAFFIC. THE ALLEY WAS ONLY DESIGNED ~~FOR UTILITY~~ <sup>FOR UTILITY</sup> ACCESS (SEWER, H<sub>2</sub>O, ELECTRIC, CABLE, TELECOM) AND GARBAGE PICK-UP.

• IF MC-1 IS APPROVED, THE ALLEY WOULD NEED TO BE UPGRADED TO A "ROAD" TO HANDLE 12X THE AMOUNT OF TRAFFIC IT WAS ORIGINALLY DESIGNED FOR, AND WOULD NEED TO BE PAVED, SNOWPLOWED, MOVE UTILITY LINES, AND WIDENED TO ALLOW TWO-WAY TRAFFIC FLOW. (OVER ↗)

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

- ☒ Yes, IF NEEDED  
☐ No

4) Contact Information:

Name:

CHAD SAUNDERS ON BEHALF OF SANDI SAUNDERS

Address:

7819 7<sup>TH</sup> ST SW

Email Address:

mr.chadsaunders@gmail.com

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

- APPROVING THIS REDESIGNATION SETS A PRECEDENT THAT IS TOO WIDE REACHING, AND BASED ON AN INDETERMINATE NON-STATUTORY DOCUMENT.
- FOR EXAMPLE, I RECENTLY (DECEMBER 2014) APPLIED TO THE CITY FOR A PERMIT TO PLACE A GARBAGE BIN AT 7819 7<sup>TH</sup> ST SW. THE PERMIT WAS APPROVED BUT THE BIN COULD ONLY BE PLACED ON 7<sup>TH</sup> STREET AS THE ALLEY WAS NOT WIDE ENOUGH FOR MY BIN. IF IT IS TOO NARROW FOR A "GOT-JUNK" BIN, IT IS NOT WIDE ENOUGH FOR MC-1 ZONING (WHERE WILL MC-1 PROPERTIES PUT THEIR BINS?).
- MC-1 ZONING ALONG THIS STRETCH OF ELBOW DRIVE WILL PROVE TO BE UNSUSTAINABLE OVER TIME. AS MENTIONED, THE NEED TO SIGNIFICANTLY UPGRADE AND RECONSTRUCT THE ALLEY TO TAKE ON THE INCREASED VOLUME OF TRAFFIC IS EXPENSIVE AND LOGISTICALLY CHALLENGING.
- ANYTHING TALLER THAN 1½ STORIES ALONG ELBOW DRIVE (BETWEEN HERITAGE DRIVE AND 75<sup>TH</sup> AVENUE) WOULD CAST SHADOWS ON 7<sup>TH</sup> ST PROPERTIES. THE GRADE IS HIGHER AND SLOPES DOWN FROM ELBOW; TALL HOMES AND 3 STORY DWELLINGS WOULD BLOCK OFF LIGHT FOR SEVERAL MONTHS OF THE YEAR. GEOGRAPHICAL CONSIDERATIONS MUST BE TAKEN WHEN DETERMINING THE MC-1 DESIGNATION. IT IS, FRANKLY, UNSUITABLE FOR THIS BLOCK. THIS IS WHY I DO NOT SUPPORT SEMI-ATTACHED 2 STORY INFILLS HERE EITHER.
- I AM HAPPY TO ATTEND AND/OR SPEAK AT CUM COUNCIL IN OPPOSITION TO THIS REDESIGNATION. I SUPPORT MORE DENSITY BUT THIS BLOCK IS NOT THE RIGHT PLACE.
- THANK-YOU.

CHAD SAUNDERS

mr. chadsaunders@gmail.com  
ph 403-919-3904

EMIL LANDUSEC killarneyglengarry.com

A NOTE: KILLARNEY COMMUNITY ASSOCIATION JUST SUCCESSFULLY DEFEATED A SIMILAR DEVELOPMENT AT 33<sup>TH</sup> ST AND RICHMOND ROAD. -GISS/MULDER, W KILLARNEY.

PS- IN ORDER TO GET THIS IN ON TIME, I WAS UNABLE TO MAKE A COPY OF THIS LETTER. CAN YOU PLEASE SCAN/COPY IT AND EMAIL IT TO ME, IF IT IS NOT TOO MUCH TROUBLE?

-THANK YOU 8

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