

Planning & Development Report to
Calgary Planning Commission
2022 May 5

ISC: UNRESTRICTED
CPC2022-0522
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**Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW,
LOC2022-0027**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.09 hectares ± (0.21 acres ±) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MAY 5:

That Council give three readings to **Proposed Bylaw 95D2022** for redesignation of 0.09 hectares ± (0.21 acres ±) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

**Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission,
2022 May 5:**

“**Moved by** Commissioner Hawryluk

That with respect to Report CPC2022-0522, the following be approved:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for redesignation of 0.09 hectares ± (0.21 acres ±) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

For: (4): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, and Commissioner Navagrah

Against: (2): Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED”

HIGHLIGHTS

- The proposed land use amendment would allow for multi-residential development in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate increase of density for the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an inner-city neighbourhood.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for greater choice of housing types in established communities close to amenities and services.

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- A development permit has not been submitted at this time.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, located in the southwest community of Kingsland, was submitted by David Jacobs Consulting on behalf of the landowners Saul and Rosalee Krygier on 2022 February 18. No development permit has been submitted at this time, however as per the applicant submission (Attachment 2), the landowner intends to develop the site with a four-unit multi-residential building, similar to the building two lots to the north with the same land use designation.

The 0.09 hectare ± (0.21 acre ±) parcel is located mid-block along Elbow Drive SW, with Heritage Drive SW to the South and 77 Avenue SW to the North. The site is currently developed with a single detached dwelling with access to the rear lane.

A detailed planning evaluation of this policy and land use amendment application, including location and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant completed the [Applicant Outreach Toolkit](#) to assess the level of outreach with the public stakeholders and respective community association. In response, the applicant met virtually with the Kingsland Community Association Planning Committee on 2021 December 02. In addition to this, the applicant contacted adjacent neighbours to the north and south. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one letter in opposition to this application. The concerns outlined in this letter were in regard to degradation of community character, the capacity of the rear lane, and precedent for future land use redesignations.

The Kingsland Community Association provided a letter of opposition on 2022 March 21 (Attachment 4). The letter outlines concerns related to the area's capacity for more traffic along the rear lane, storm sewer capacity, flooding, the capacity of the water infrastructure and all utility systems, proposed density, elevation difference between adjacent properties, and the loss of tree canopy.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, site drainage, and on-site parking and access will be reviewed and determined at the development permit stage and does not anticipate any issues regarding storm sewer capacity or water infrastructure.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for additional housing types, and the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop up to four units would make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 95D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform