

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Kingsland, and is a mid-block parcel located south of the intersection of 77 Avenue SW and Elbow Drive SW. The site is approximately 0.09 hectares± (0.21 acres±) in size, with dimensions of approximately 20 metres in width and 44 metres in length. A single detached dwelling, with an attached garage, exists on the parcel. Direct lane access is provided from the east side of the parcel.

Surrounding development consists of a mix of single detached dwellings and multi-residential buildings on lands designated as the Residential – Contextual One Dwelling (R-C1) District, the Multi-Residential – Contextual Grade-Oriented (M-CGd50) District, and the Multi-Residential – Contextual Low Profile (M-C1) District. In 2015 June, Council approved a land use amendment on the same block, north of the subject site which was subsequently developed with a four-unit multi-residential development in 2016.

Kelvin Grove Park is 550 metres (seven-minute walk) to the northwest of the subject parcel. This park is directly adjacent to Henry Wise Wood High School and Chinook Park School, which are 400 metres (five-minute walk) and 700 metres (nine-minute walk), away respectively.

Kingsland Shopping Centre is 160 metres (two-minute walk) directly north of the subject parcel and provides the community with a variety of services and retail stores. In addition to this, Macleod Trail South is located 1.1 kilometres (13-minute walk) to the east of the site, which also provides the community with a variety of community services and retail opportunities.

Community Peak Population Table

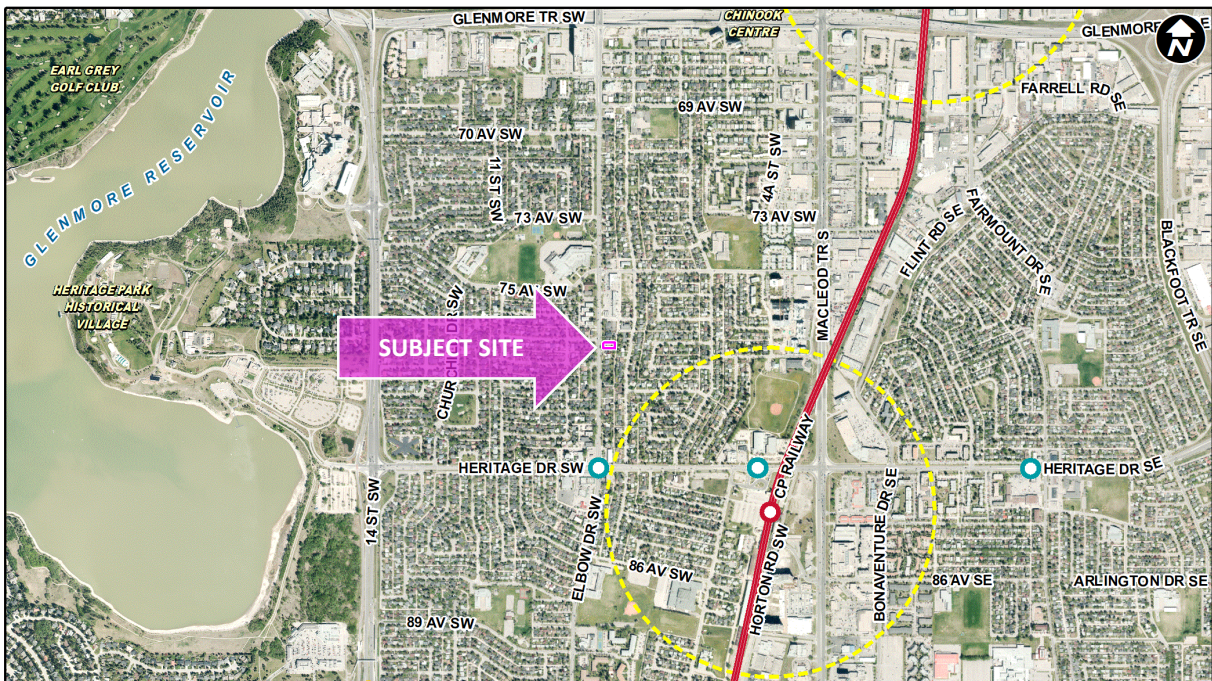
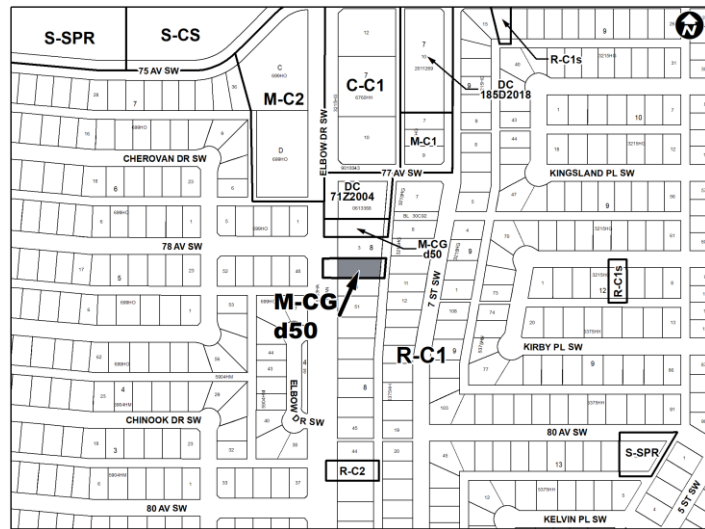
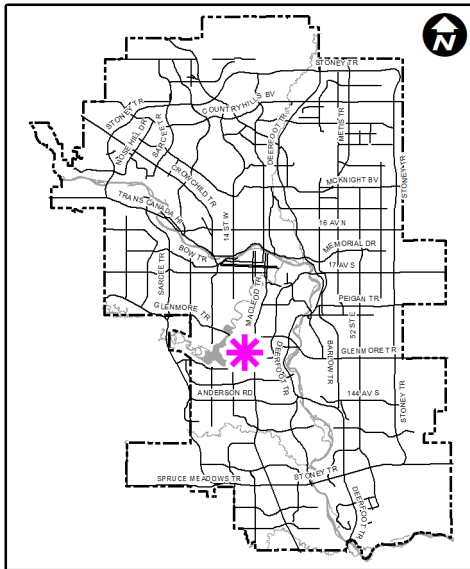
As identified below, the community of Kingsland reached its peak population in 1971.

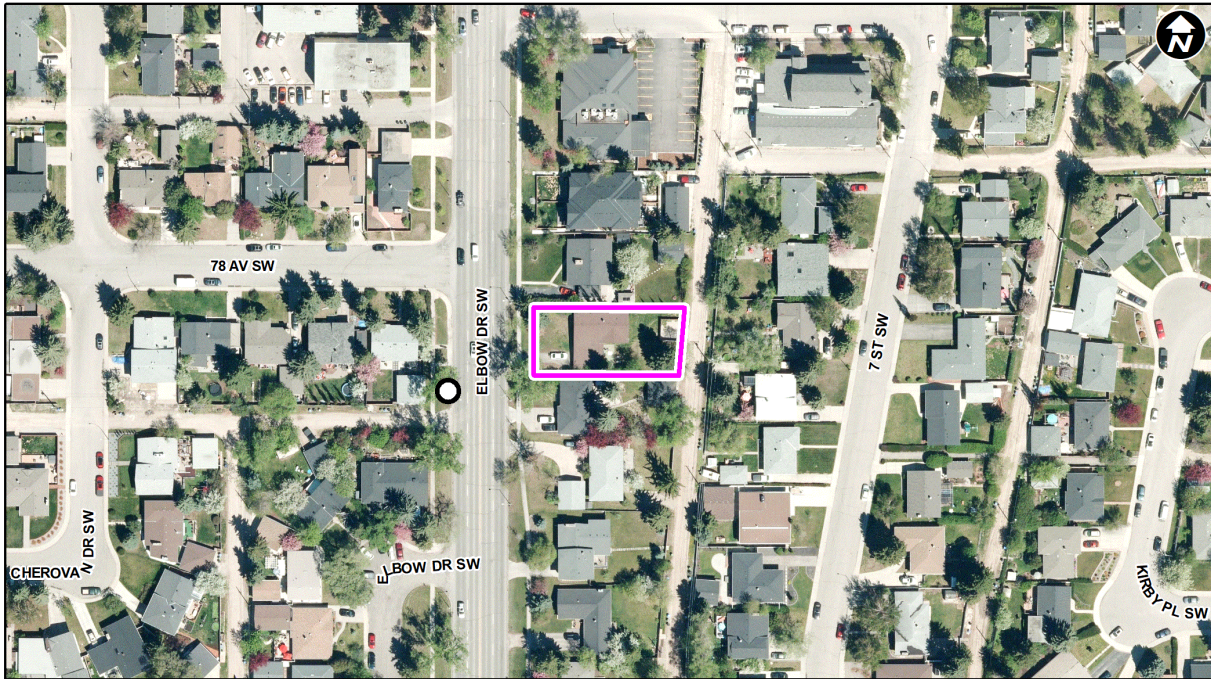
Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,668
Difference in Population (Number)	-673
Difference in Population (Percent)	-12.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation in developed areas that are primarily for single detached dwellings, and which may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit and one secondary suite per parcel.

The proposed M-CG District is a multi-residential designation that allows multi-residential developments of low height and density, in addition to single detached, semi-detached, and duplex dwellings. The M-CG District allows for a maximum building height of 12 metres (three storeys) and with the density modifier of 50, a maximum density of 50 dwellings per hectare. Based on the parcel area, this would allow a maximum of four dwellings units on site.

Development and Site Design

If this redesignation is approved by Council, the rules of the M-CG District will provide guidance for the future site development including appropriate uses, building massing, height, landscaping and parking. Vehicular access to the site will be from the rear lane. Additional items to be considered through the development permit process will include, but are not limited to:

- ensuring a well-articulated built interface along Elbow Drive SW;
- height, massing, parcel coverage, and privacy in relation to adjacent properties and low-density development on the rest of the block;

- the removal of the front driveway connection along Elbow Drive SW and the rehabilitation of the sidewalk to improve pedestrian safety and mobility;
- ensuring direct vehicle access is from the rear lane; and
- ensuring high-quality landscaping and amenity space provision for residents.

Transportation

Pedestrian access is available from Elbow Drive SW as well as the rear lane, while vehicular access is available from the rear lane. The site is located approximately 240 metres (three-minute walk) from a transit stop, which includes stops for Routes 3, 81, 776, 778, and 780. There is no street parking adjacent to the site. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm (deep utilities) exist within proximity to the site. Development site servicing will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has been considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting the efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment of established areas communities and incorporate appropriate densities, with a mix of land uses. This modest increase in density increase should enhance the primary transit network.

The proposal is in keeping with relevant MDP policies as the rules of the M-CG District provide for a modest increase in density and a built form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align the development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.