

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043

EXECUTIVE SUMMARY

This application was submitted by Blackcollar on 2019 March 28, on behalf of landowners Hektor Askushaj and Entela Zarka. This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development. Specifically, the proposed amendment will allow for:

- grade-oriented multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 12 metres, about 3 to 4 storeys (an increase from the current maximum of 10 metres);
- a maximum of 6 units (an increase from the current 1 unit maximum); and
- the uses listed in the M-CG District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application was submitted on 2019 March 28 and is under review by Administration.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to **Proposed Bylaw 146D2019**.

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Opposition to Recommendations:

Against: Councillor Woolley

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Blackcollar on 2019 March 28, on behalf of landowners Hektor Askushaj and Entela Zarka. This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development.

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Site Context

The site is located in the southwest community of Kingsland. The site is within 150 metres walking distance of the closest bus stop on Elbow Drive SW. The site was previously developed with a one-storey single detached dwelling, which was demolished. The site is vacant.

Residential – Contextual One / Two Dwelling (R-C2) designated lands, developed with single detached dwellings, exist to the north of the site. Residential – Contextual One Dwelling (R-C1) designated lands exist to the east and south of the site. St. Augustine Elementary & Junior High School exists to the east of the site and single detached dwellings exist to the south of the site. Commercial – Neighbourhood 2 (C-N2) designated lands exist to the west of the site and are developed with a gas station and a convenience store.

As identified in Figure 1, below, the community of Kingsland has experienced a population decline from its peak in 1971.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	-696
Difference in Population (Percent)	-13%

Source: The City of Calgary Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing low density residential, institutional, and commercial uses in the area. The proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a Multi-Residential Development. Section 576 of Land Use Bylaw states that M-CG District is intended to apply to sites in the Developed Area that are located

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adjacent to low density residential development and intended to allow for a form that is compatible with adjacent low density residential sites. The maximum building height would be 12 metres, with chamfers to reduce mass in proximity to lower height development. The maximum number of units would be six. The site conforms to the intent of Land Use Bylaw 1P2007 for M-CG Districts.

The contextual multi-residential districts are intended for sites like the subject site. The Multi-Residential – Contextual Grade-Oriented (M-CG) District and other contextual multi-residential districts exist on other similar sites within Kingsland and elsewhere in Calgary.

Development and Site Design

The purpose of this application to allow for a multi-residential development. A development permit application (DP2019-1456) was submitted on 2019 March 28 and is under review by Administration and is being assessed against the relevant bylaws, policies, and guidelines. Given the specific context of this site, additional items that have been considered through the concurrent development permit process include, but are not limited to:

- site layout;
- building height and massing;
- amenity spaces;
- landscaping;
- unit access; and
- parking.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 69 Avenue SW, 7 Street SW, and the rear lane. The rear lane is closed and gated at 69 Avenue SW, but is open to traffic from 75 Avenue SW, to the south. The area is served by Calgary Transit bus Route 3 (Sandstone/Elbow Drive) with a bus stop approximately 200 metres from the site, on Elbow Drive SW. On-street parking is restricted on 69 Avenue SW to two hours between the hours of 8:00am and 6:00pm from Monday to Friday. On-street parking is available on 7 Street SW and is unregulated.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application at the time of report writing.

One letter of opposition to the proposed land use redesignation was received by Administration by the Calgary Planning Commission report submission date. Reasons for opposition to the proposed land use redesignation in the letter are:

- It will add to an already busy area;
- There is a large volume of traffic in this area due to the school and corner store;
- Limited on-street parking; and
- This is not a single family home.

A letter of opposition was received from the Kingsland Community Association. Reasons for opposition to the proposed land use redesignation in the letter are:

- This is a spot rezoning;
- This sets precedent;
- The Kingsland Community Plan outlines other areas much better suited for four-plexes;
- Proximity to commercial, an elementary school, and a collector route;
- Potential for land use bylaw relaxations;
- Challenging on-street parking due to elementary school, kindergarten, and a daycare;
- There is a cul-de-sac;
- A four-plex would overpower the streetscape inappropriately;
- Preference for semi-detached dwellings or rowhouses in this location, partly to start a precedent; and
- The developer should have consulted the Kingsland Community Association.

Following Calgary Planning Commission, notification for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The site is within a Developed - Residential - Established area on Map 1: Urban Structure of the *Municipal Development Plan*, and Elbow Drive SW is identified as Primary Transit Network on Map 2: Primary Transit Network. The intent of Established Area is to encourage modest redevelopment with appropriate densities and to create a pedestrian-friendly environment. The proposal is consistent with the *Municipal Development Plan*.

Local Area Plan

There is no local area policy for the site.

The *Kingsland Community Plan* is a document prepared by and adopted by the Kingsland Community Association. The *Kingsland Community Plan* is not a City of Calgary nor statutory document, and therefore was not used in the review of this proposal.

The site is within an area for which a multi-community local area plan is planned to be developed. The area of the planned multi-community local area plan is bounded by Glenmore Trail to the north, the Bow River to the east, Anderson Drive to the south, and 14 Street SW, and the Glenmore Reservoir to the west.

Social, Environmental, Economic (External)

The proposed land use district provides for a range of housing opportunities that may accommodate the housing needs of different demographic categories.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District, which would allow for low-rise multi-residential development in a manner that would be compatible with the surrounding residential area.

ATTACHMENT(S)

1. Applicant's Submission
2. Comments from the Kingsland Community Association
3. **Proposed Bylaw 146D2019**
4. **CPC Commissioner Comments**
5. **Public Submissions**