

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southwest community of Kelvin Grove, bounded by 68 Avenue SW to the south, 9 Street SW to the west and Glenmore Trail SW to the north. The site is approximately 1.42 hectares (3.46 acres) and is approximately 84 metres wide by 166 metres deep. The site is currently developed with two medical office buildings (four-storeys at the north portion of the site and two-storeys at the south portion).

The land use in the area is a mixture of low-to-medium residential and commercial districts. Directly to the east of the site is a 14-storey mixed-use development designated as Commercial Corridor 2 (C-COR2f3.0h46) District. To the west of the site is the Multi-Residential – Contextual Medium Profile (M-C2) District which contains the Trinity Lodge Retirement Residence, and to the south is the Multi-Residential – Contextual Low Profile (M-C1) District which is developed with multiple low rise apartment buildings. Also to the south are single-detached homes designated as Residential – Contextual One Dwelling (R-C1) District. Additionally, to the south is the Glenmore Manor retirement community designated as Special Purpose – Community Institution (S-CI) District.

## Community Peak Population Table

As identified below, the community of Kelvin Grove reached its peak population in 1976.

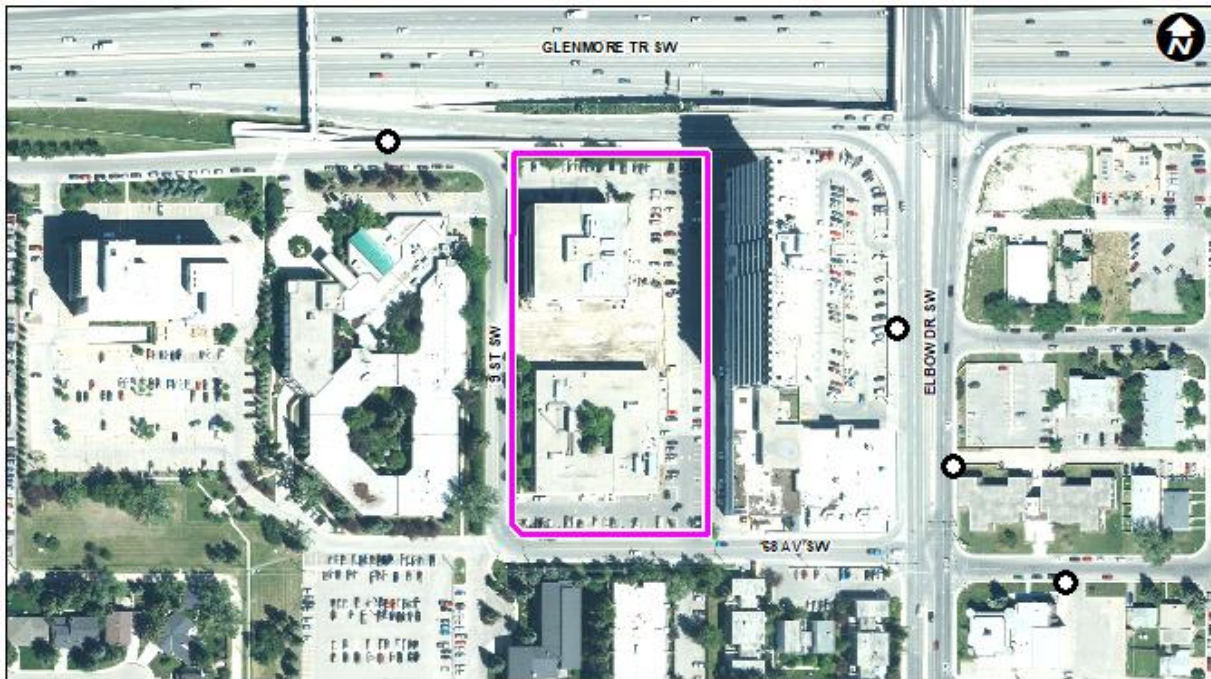
<b>Kelvin Grove</b>	
Peak Population Year	1976
Peak Population	2,433
2019 Current Population	2,305
Difference in Population (Number)	-128
Difference in Population (Percent)	-5.26%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kelvin Grove Community Profile](#).







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Commercial – Office (C-Of2.2h15) District is intended for buildings containing a limited number of uses that support offices. The maximum floor area ratio is 2.2 (approximately 31,312 square metres) and the maximum height is 15 metres (approximately four storeys).

The proposed DC District is based on the Commercial – Corridor 2 (C-COR2) District and would allow for the additional discretionary use of Health Services – Overnight Stay. This newly defined use, which is not a listed use in the 1P2007 Land Use Bylaw, is intended to allow for human health care, minor surgeries, and short-term overnight stays. The base district of C-COR2 is a commercial designation that is intended for commercial development with opportunities for residential and office uses to be within the same building. The maximum floor area ratio within the DC is 2.8 (approximately 39,852 square metres) and the maximum height is 15 metres (approximately four storeys).

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a DC District is required as the proposed new use of Health Services – Overnight Stay is an innovative idea, which will continue to support the existing medical service activities currently operating within the site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007

where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

While there are no immediate plans for redevelopment, if approved by Council, the rules of the proposed DC District, along with the policies of the site-specific area redevelopment plan, will continue to provide guidance to the development of the site including appropriate uses, building height and massing, landscaping, and parking.

### **Transportation**

Vehicular access to the subject parcels will remain from 9 Street SW and 68 Avenue SW. Existing Transit service is available approximately 200 metres (three-minute walk) away along Glenmore Trail SW for Route 9 (Dalhousie Station/Chinook Station) and Route 3 (Sandstone/Elbow Drive SW) along Elbow Drive SW. The Chinook LRT station is located approximately 2 kilometres east of the site (25-minute walk). The nearest existing cycling route is Elbow Drive SW on-street bikeway. On-street parking is not allowed along 9 Street SW and 68 Avenue SW.

Based on Administration's review of a Traffic Impact Assessment (TIA) submitted in support of the Land Use application, no improvements have been identified or are required.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

## **Legislation and Policy**

### **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](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Growth Plan (2022)**

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

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within existing residential neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit. Such development is

intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the C-COR2 District provides for an increased intensity of development with opportunities for both residential and commercial uses.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

**North Kelvin Grove Area Redevelopment Plan (Statutory – 2012)**

The subject site is in 'Zone 1' as identified on Map 3: Potential Future Land Use Mix of [North Kelvin Grove Area Redevelopment Plan](#) (ARP) which envisions redevelopment in the form of a mix of ground floor retail with office and/or residential uses above. As such, the proposed land use amendment is in alignment with the applicable policies of the ARP as the C-COR2 District provides opportunities for mixed-use development.

**Heritage Communities Local Area Plan (Proposed)**

On 2023 June 20, Council gave first reading to the [Heritage Communities Local Area Plan](#), which includes Kelvin Grove and surrounding communities. The Plan was referred to the Calgary Metropolitan Region Board (CMRB) to be reviewed. If the Plan is approved by the CMRB, it will then return to Council for second and third reading. The proposed land use is in alignment with the applicable urban form category and building scale modifier in the proposed *Heritage Communities Local Area Plan*.