

Land Use Amendment in Kingsland (Ward 11) at 7820 Elbow Drive SW, LOC2023-0246

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for two buildings in a courtyard-oriented townhouse form comprising seven dwelling units and seven secondary suites with a carport has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Kingsland, was submitted by CivicWorks on behalf of the landowner, Saul Krygier on 2023 August 27.

The approximately 0.09 hectare (0.21 acre) site is located mid-block and is currently occupied with a single detached dwelling and a parking pad, accessed from the rear lane.

Elbow Drive SW forms part of the Primary Transit Network and is within 500 metres of a Primary Transit Hub (Elbow Drive SW/Heritage Drive SW). Elbow Drive SW is also classified as a Neighbourhood Connector street (as identified on Map 3 'Urban Form' of the *Heritage Communities LAP*), and thereby meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007.

As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for seven dwelling units and seven secondary suites within two buildings. A development permit (DP2023-06550) was submitted on 2023 September 18 and is under review.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. In response, the applicant provided a letter to all addresses within approximately 200 metres radius of the site at the beginning of the application process. The applicant also contacted the Ward 11 Councillor's Office, the Kingsland Community Association and the Chinook Park, Kelvin Grove, Eagle Ridge Community Association. Additionally, the applicant provided on-site signage (separate from the standard City of Calgary signage), a website with additional information and a dedicated phone and email line for public responses. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received four letters in opposition. The letters cited the following concerns:

- overdevelopment of the parcel, with a loss of community character;
- new development would project significantly in front of existing dwellings;
- removal of mature trees and lack of space for new landscaping;
- increased traffic and safety concerns;
- lack of parking spaces and amenity space for future residents;
- loss of sunlight, privacy and overshadowing;
- lack of space for garbage and recycling facilities;
- rear lane is already degraded and too narrow for H-GO form of development; and
- strain on sewers and internet capacity.

The Kingsland Community Association provided a letter in support on 2023 October 15 (Attachment 4).

Administration also contacted the Chinook Park/Kelvin Grove/Eagle Ridge (CKE) Community Association as their boundary is on the western side of Elbow Drive SW. No response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It

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provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units and the impact on adjacent properties, trees, parking and the lane will be reviewed and determined at the future development permit stage.

Following Calgary Planning Commission, notification for a 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 create the opportunity for additional housing types which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development of the site with applicable climate strategies will be explored and encouraged at subsequent development permit review stages.

Economic

The ability to develop two buildings on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform