

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Kingsland, on the east side of Elbow Drive SW between 77 Avenue SW and Heritage Drive SW. The parcel is a mid-block site and is approximately 0.07 hectares (0.18 acres) in size, with dimensions of approximately 20 metres wide and 37 metres deep. The site is currently developed with a one-storey single detached dwelling and attached garage including a parking pad accessed from Elbow Drive SW. The site can also be accessed from a lane at the rear.

Surrounding developments consist mainly of single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. A three-storey multi-residential development is located to the west and designated as Multi-Residential – Contextual Medium Profile (M-C2) District.

Nearby amenities include various retail and commercial uses located within 180 metres (a three-minute walk) from the subject parcel, at the junction of Elbow Drive SW and Heritage Drive SW. Within 750 metres (a 12-minute walk) from the subject parcel, additional amenities include the Churchill Playground, Singh Hari Park, Kingsland Community Association Rink/Hall, Rose Kohn and Jimmie Condon Arenas, Kingsland School, Henry Wise Wood High School and Woodman School. The parcel is also within one kilometre (a 16-minute walk) from the Macleod Trail S Urban Main Street to the east.

Bus Route 3 (Sandstone/Elbow Drive SW) and Route 81 (Macleod Trail) runs adjacent to the site along Elbow Drive SW with bus stops within 90 metres (less than a two-minute walk) of the subject parcel. Route 306 (MAX Teal Westbrook/Douglas Glen) is approximately 160 metres (less than a three-minute walk) to the south of the parcel, at the junction of Elbow Drive SW and Heritage Drive SW. The Heritage Light Rail Transit (LRT) Station is approximately 600 metres (a 10-minute walk) to the south. These transit options provide connections to places like Mount Royal University, University of Calgary, Foothills Medical Centre, Rockyview General Hospital, Marda Loop, Beltline and Downtown Calgary.

Community Peak Population Table

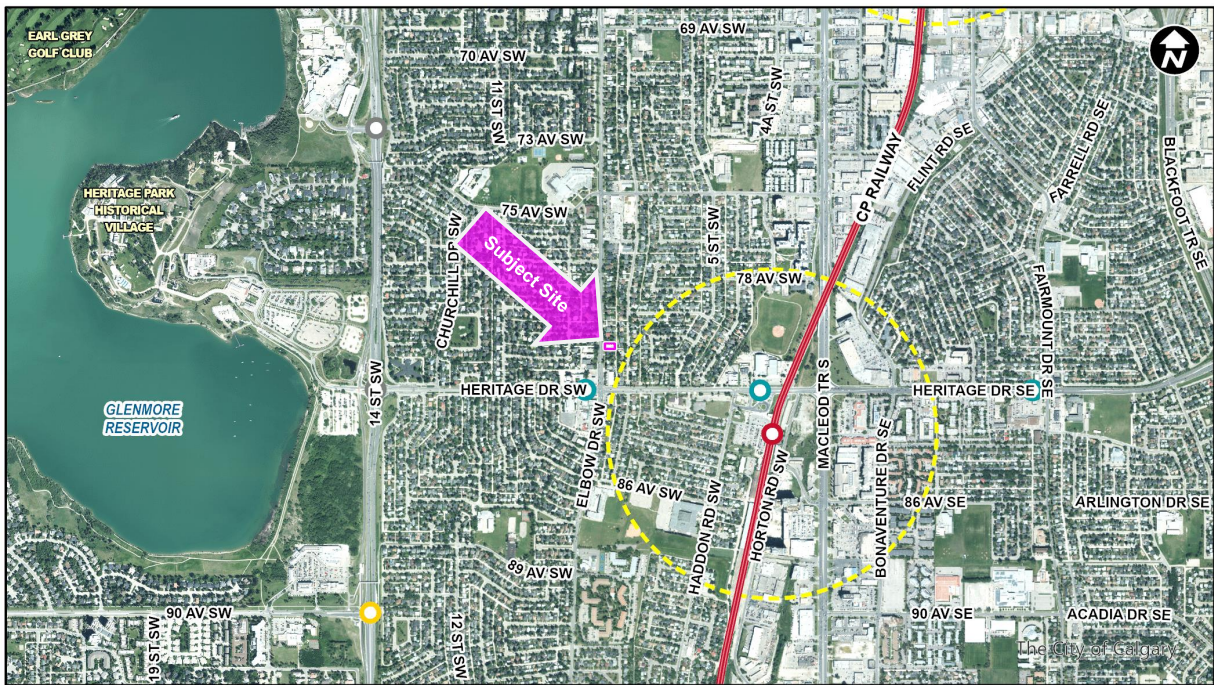
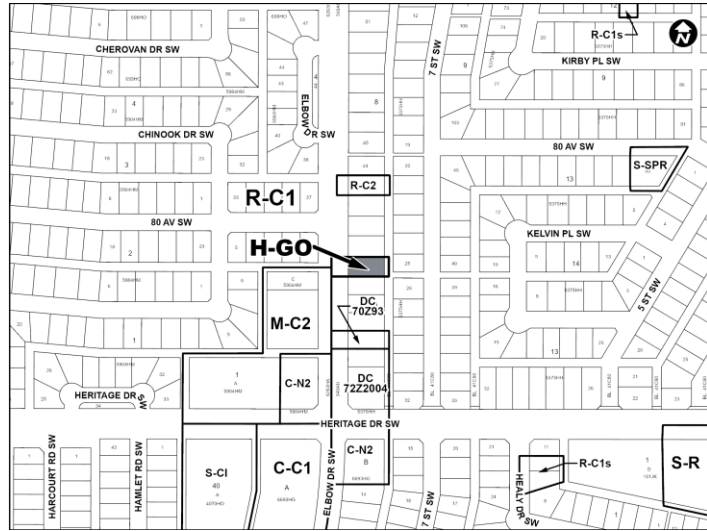
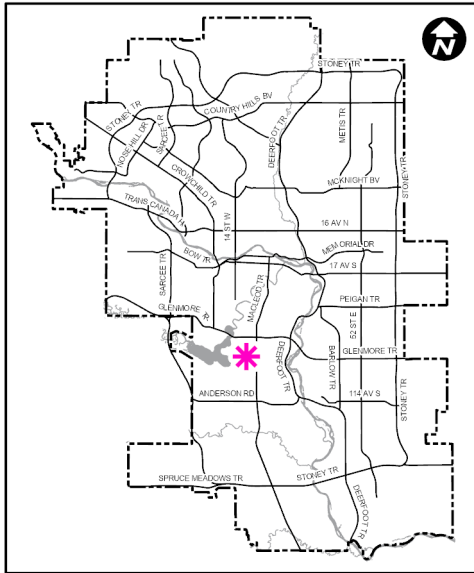
As identified below, the community of Kingsland reached its peak population in 1971.

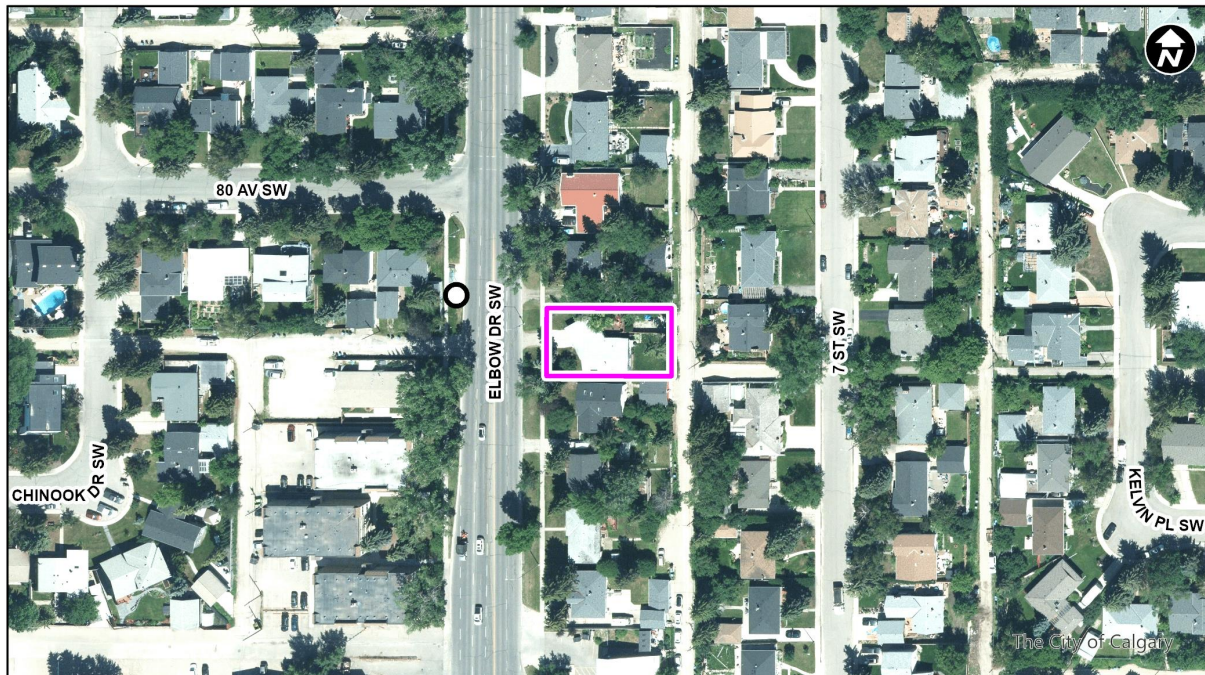
Kingsland	
Peak Population Year	1971
Peak Population	5,341
2019 Current Population	4,688
Difference in Population (Number)	-653
Difference in Population (Percent)	-12.23%

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 primarily for single detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use in the R-C1 District.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings and in a form and scale that is consistent with adjacent residential districts. The H-GO District also provide rules for:

- A maximum parcel area to floor area ratio (FAR) of 1.5;
- A maximum building height of 12.0 metres;
- Additional configuration for minimum building separation of 6.5 metres where there is more than one residential building on a laned parcel (between the residential building at the front and the residential building at the rear) to ensure functional courtyard amenity space; and
- A minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located on a portion of

Elbow Drive SW identified as a Neighbourhood Connector on Map 3: Urban Form in the *Heritage Communities Local Area Plan* (LAP). It thereby meets the criteria to be considered for the H-GO District.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along Elbow Drive SW;
- the layout and configuration of dwelling units;
- lane access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along Elbow Drive SW. An on-street bike route is recommended as per the Always Available for All Ages & Abilities (5A) Network immediately adjacent to the site on Elbow Drive SW.

The site is served by Calgary Transit bus Route 3 (Sandstone/Elbow Drive) with a bus stop 25 metres across the street. The site is also within 180 metres (a three-minute walk) to the MAX Teal (Westbrook/Douglas Glen) Bus Rapid Transit (BRT).

Direct vehicular access to the proposed development will be required to come from the rear lane. Elbow Drive SW is signed 'No Stopping' from Monday-Friday 7 a.m.-8:30 a.m. and 3:30 p.m.-6 p.m. There are no other restrictions despite the parcel being located within existing Residential Parking Permit (RPP) zone KK.

A Transportation Impact Assessment (TIA) or parking study was not required for the proposed land use amendment.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing sanitary and water services available from the lane for the proposed development. Storm servicing is available from Elbow Drive SW.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 site is located within the Developed Residential – Established Area land use typology as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposed H-GO District complies with the relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing two climate measures as part of the development permit application currently under review in support of Program 9: Developing New Climate-Resilient Buildings:

- the installation of electric-vehicle-ready wiring/conduit for five vehicle stalls; and
- installation of impact resistant rated roofing for protection against natural hazards such as hail stones.

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low Scale - Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types along higher activity streets (community corridors) including Elbow Drive SW and Heritage Drive SW. The Low - Modified building scale policies within the Neighbourhood Connector category notes that building forms should consider the local built form context, have entrances oriented towards the street, consider shadowing impacts on neighbouring properties, and provide access to off-street parking and loading from the lane.

The proposed land use amendment is in alignment with the applicable policies in the LAP.