

Land Use Amendment in Kingsland (Ward 11) at 813 – 67 Avenue SW, LOC2023-0333

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 813 – 67 Avenue SW (Plan 4910AK, Block 9, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to Housing – Grade Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be 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 H-GO District would allow for additional housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing to be developed which may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- 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 Horizon Land Surveys on behalf of the landowners, Kublir Singh Brar and Harmanpreet Singh Dhaliwal, on 2023 October 27. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has indicated that the proposal would facilitate grade-oriented development in a range of housing forms.

The approximately 0.06 hectare (0.14 acre) parcel is located mid-block along 67 Avenue SW, west of 6 Street SW. The site is currently developed with a single detached dwelling and a rear detached garage with lane access. Development in the immediate vicinity is a mix of older single and semi-detached dwellings, as well as low rise apartment buildings.

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

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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 the public/interested parties and respective community association was appropriate. In response, the applicant circulated post cards to local residents within a 90 metre radius and approached the Kingsland Community Association (CA) and the Ward Councillor's Office. The Applicant Outreach Summary can be found in 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.

No public comments were received at the time of writing this report.

The Kingsland Community Association (CA) did not reply to Administration's standard circulation, however upon Administration's follow-up, they did provide a response. The CA indicated that while they did not have concerns with the proposed land use redesignation they would request that Council withhold third reading so that an associated development permit can be submitted and be reviewed (Attachment 4).

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This land use amendment would allow for a more efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 07**

**ISC: UNRESTRICTED
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Service and Financial Implications

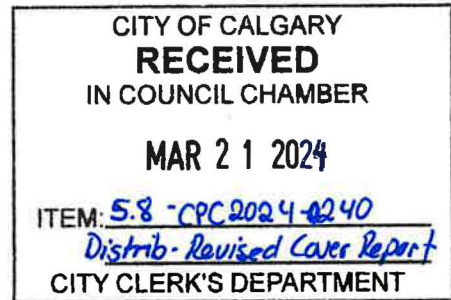
No anticipated financial impact.

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