

Land Use Amendment in Kingsland (Ward 11) at 8224 Elbow Drive SW, LOC2023-0247

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 8224 Elbow Drive SW (Plan 5375HH, Block 8, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 JANUARY 25:**

That Council give three readings to **Proposed Bylaw 83D2024** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 8224 Elbow Drive SW (Plan 5375HH, Block 8, Lot 39) from Residential – Contextual One Dwelling (R-C1) 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 six dwelling units, six secondary suites and a detached garage 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, Christine Stobie and Gordon Stobie on 2023 August 27.

The mid-block site is approximately 0.07 hectares (0.18 acres) in size and currently contains a one-storey single detached dwelling with attached garage and a parking pad accessed from Elbow Drive SW. The parcel also backs onto a rear lane that can be used for vehicular access.

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The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 because it is classified as a Neighbourhood Connector within an approved Local Area Plan (as identified on Map 3 'Urban Form' of the *Heritage Communities LAP*),

As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for six dwelling units and six secondary suites within two buildings. A development permit (DP2023-06073) was submitted on 2023 August 30 and is under review.

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 the respective community association was appropriate. In response, the applicant provided a letter containing the information about the proposed development to all addresses within an approximately 200-metre 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 (CA) and neighbouring Community Associations (Chinook Park, Kelvin Grove, and Eagle Ridge CA). Additionally, the applicant displayed the proposed land use information with on-site signage (separate from the standard City of Calgary signage), which included 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 11 letters in opposition. The letters cited the following concerns:

- density increase and consequential pressure on public infrastructure;
- increased parking congestion on nearby streets, laneways and commercial sites due to the proposed density increase;
- increased traffic on nearby streets and alleyways due to potential removal of existing driveway access to the site along Elbow Drive, including pedestrian safety issues;
- laneway issues such as degradation of the existing unpaved laneway, maneuverability of waste management vehicles due to the narrow width and the absence of an exit to Heritage Drive SW;
- impact on neighbourhood character and property value due to potential loss of green space and tree cover;
- privacy and shadowing impacts and preference for a two-storey development;
- preference for a development with parking provision for all dwelling units and suites, or reduced number of dwelling units with no secondary suites; and

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- noise impacts from construction vehicles accessing the site.

The Kingsland CA provided a letter in support on 2023 October 15 (Attachment 4). They stated that the proposed land use aligns with the recently approved *Heritage Local Area Plan*. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The subject parcel meets the site selection criteria for an H-GO District which is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, trees, parking, waste management, including potential impacts on adjacent properties and the lane will be reviewed and determined at the 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

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program 9: Developing New Climate-Resilient Buildings).

Economic

The ability to moderately increase density 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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 January 25**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. **Proposed Bylaw 83D2024**
- 6. **CPC Member Comments**
- 7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform