

LAND USE AMENDMENT  
KINGSLAND (WARD 11)  
68 AVENUE SW AND 7 STREET SW  
BYLAW 10D2016

MAP 28S

**EXECUTIVE SUMMARY**

This application is for a proposed Land Use Amendment from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate an anticipated 4 residential units within the existing building.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 November 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 10D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 840 – 68 Avenue SW (Plan 4910AK, Block 9, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 10D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed Land Use Amendment would enable moderate densification within the community, which is consistent with the redevelopment principles in the Municipal Development Plan.

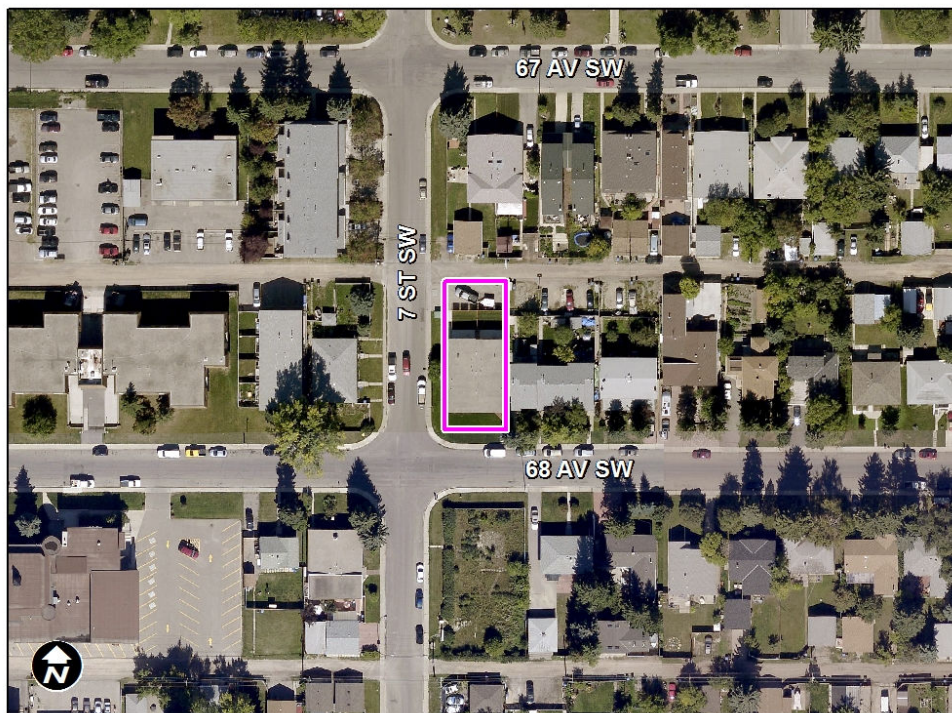
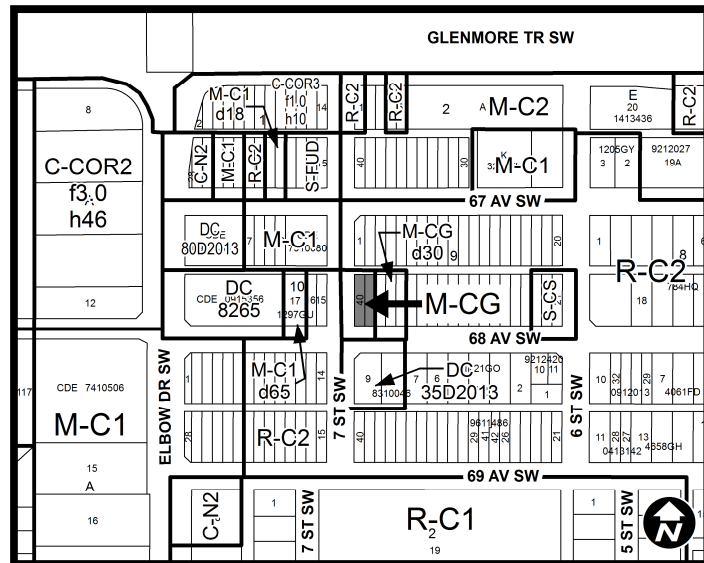
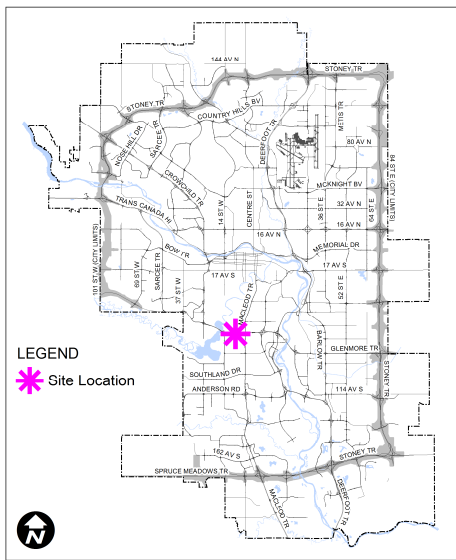
**ATTACHMENT**

1. Proposed Bylaw 10D2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 840 – 68 Avenue SW (Plan 4910AK, Block 9, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**Moved by: M. Foht**

**Carried: 6 – 0**

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**Applicant:**

Darren MacDonald

**Landowner:**

Darren MacDonald  
Louise MacDonald

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located on the north-eastern corner of the intersection of 68 Avenue SW and 7 Street SW, one block east of Elbow Drive SW and two blocks south of Glenmore Trail. Low to medium density residential uses surround the parcel, with a mix of single and semi-detached dwellings, four-plexes and apartment-style condominiums in the surrounding blocks. A new assisted living facility is currently under construction directly across 68 Avenue to the south of this site.

The existing building was originally built as a 2-unit semi-detached dwelling, which was converted to accommodate a child care facility that operated until a fire damaged the building in June 2009. The building has since been renovated and a new Development Permit application to restore the building into two side-by-side residential units was approved by the Development Authority on 2015 October 08. Any further development in order to introduce more than two units on the site would necessitate a new development permit.

**LAND USE DISTRICTS**

This parcel is currently designated Residential – Contextual One/Two Dwelling (R-C2) District, and this application proposes redesignation to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**LEGISLATION & POLICY**

This proposed land use amendment is consistent with the Municipal Development Plan's policies for intensification of developed communities. Section 2.2.5 of the MDP encourages redevelopment that is in character with the existing neighbourhood and increases the mix of housing types. This amendment is in line with the goals of the MDP for the redevelopment of existing communities.

There is no Statutory Policy document for the Kingsland area; however, the residents of the community have produced a "Kingsland Community Plan" outlining their vision for the area. This proposal for moderate intensification of an R-C2 site is in line with the vision presented in that document.

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**TRANSPORTATION NETWORKS**

Transportation impacts will be assessed at the development permit stage for any increase in density.

**UTILITIES & SERVICING**

The site is currently serviced, and any future development will be required to service to the appropriate City standards.

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Kingsland Community Association was circulated the application and responded to the circulation with No Objection.

**Citizen Comments**

One phone inquiry was received from an adjacent owner, and was very supportive of the application and the creation of safer, more affordable housing in the area.

**Public Meetings**

No public meetings were required nor held in association with this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The application is to provide for 4 units to be developed in the existing building. The present RC-2 classification does not permit that.

Reasons for approval:

- 1) We request to change the Land Use Classification to M-CG. It appears that the rules for Part 6 "General Rules for Multi-Family Districts" and M-CG that this classification would support the development of 4 units regarding on-site parking, building height, density, etc.
- 2) There have been several properties nearby with multi-family or DC reclassifications as shown on the site plan. The applicant has contacted the Kingsland Community Association for comments regarding this proposal.
- 3) The proposed land use re-classification is consistent with the goals of the Municipal Development Plan, whereby,

"Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods".