

**Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 8004 – 5 Street SW (Plan 5375HH, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to allow for semi-detached, duplex, rowhouse and townhouse units, in addition to the building types already listed in the existing district (e.g. single detached, secondary suites and backyard suites).
- 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 policies of the *Municipal Development Plan (MDP)* and the *Heritage Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the Kingsland community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that 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 KTran Design and Drafting on behalf of the landowner Ojasvi Bansal, on 2023 December 21. No development permit application has been submitted at this time. Additional information can be found within the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.15 acre) corner parcel is located on the southeast corner of 78 Avenue SW and 5 Street SW. The site is currently developed with a single detached dwelling and a detached garage with access to 78 Avenue SW. The site is well served by public transit and is close to local parks and amenities including Kingsland Park and the Kingsland Community Association Rink/Hall (250 metres, or about a four-minute walk).

A detailed planning evaluation of the application, including location 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 sent letters to 15 surrounding neighbours and the Kingsland Community Association (CA). The Applicant Outreach Summary is 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.

Nine letters of opposition and one letter of support were received from the public. The letter in support cited benefits of density including newer building types, stimulation of retail development and supporting the viability of local schools. Those opposed cited concerns regarding:

- incompatibility with surrounding development;
- traffic congestion and decreased availability of parking;
- loss of mature trees on the site;
- allowable building height; and
- anticipated reduction in property values.

No comments from CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications 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 application accommodates more housing choices in the community of Kingsland. The moderate increase in housing density would result in more efficient use of infrastructure

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and a variety of dwelling types to accommodate the housing needs to different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The proposed land use amendment would allow for a modest increase in housing density for the community and represents more efficient use of existing infrastructure and services.

**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

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |