

LAND USE AMENDMENT
KINGSLAND (WARD 11)
68 AVENUE SW AND 7 STREET SW
BYLAW 289D2016

MAP 28S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from a Residential – Contextual One/Two Dwelling (R-C2) District to a Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 22

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 289D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 6809 – 7 Street SW (Plan 4910AK, Block 10, Lot 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 289D2016.

REASON(S) FOR RECOMMENDATION:

The proposed M-C1 district allows for moderate residential densification that would be compatible with the existing pattern of development within the Kingsland community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

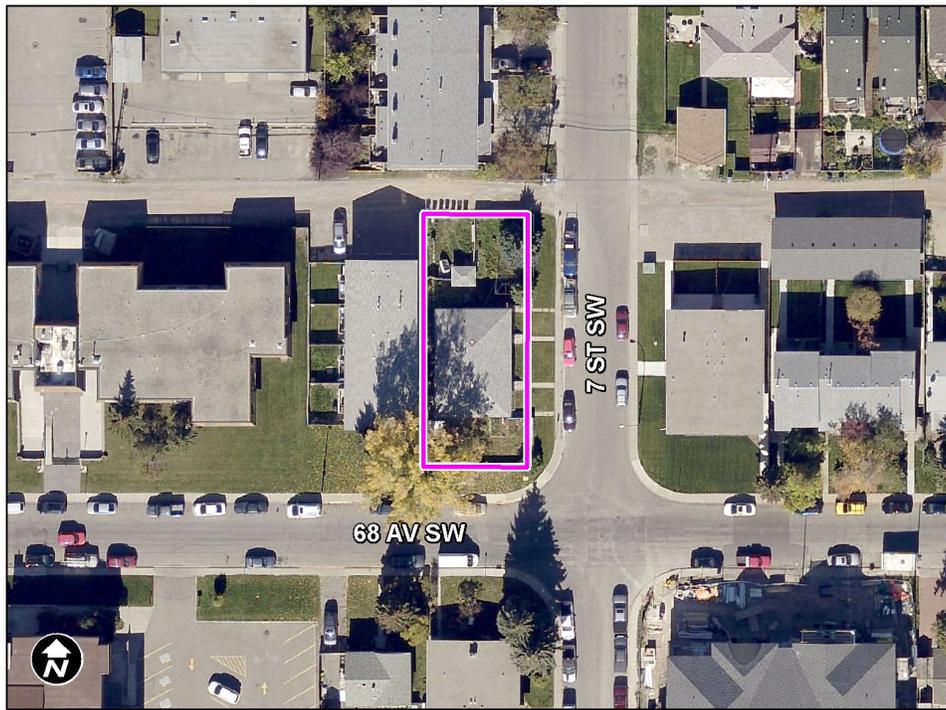
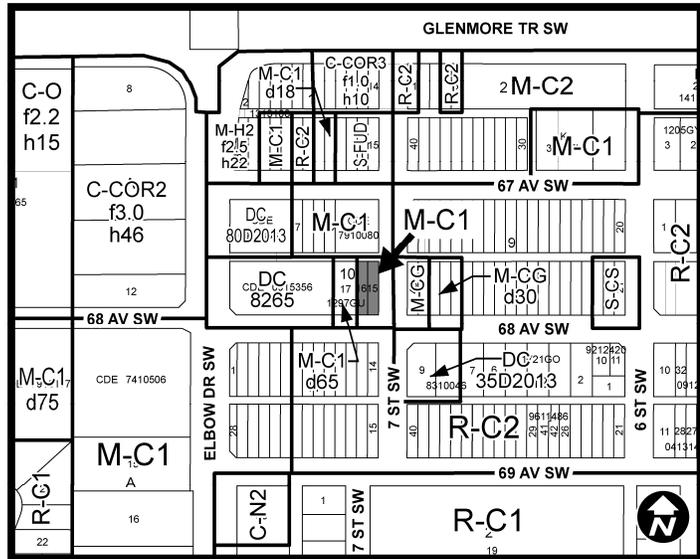
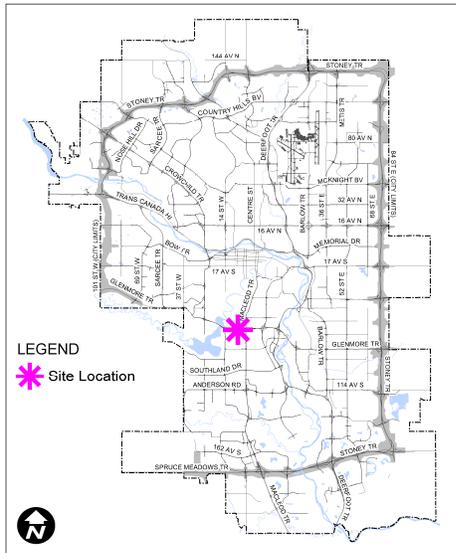
ATTACHMENT

1. Proposed Bylaw 289D2016

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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 ± (0.14 acres ±) located at 6809 – 7 Street SW (Plan 4910AK, Block 10, Lot 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: R. Wright
Absent: G. Morrow

Carried: 6 – 0

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Applicant:

Dusty Reno's

Landowner:

Dustin McGreachan Jack
Jordanna Dawn Jack

PLANNING EVALUATION

SITE CONTEXT

The site is located on the northwestern 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 SW. 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 has recently been completed directly across 68 Avenue to the south-east of the parcel.

The site is approximately 16 metres by 37 metres in size and is developed with a one-storey semi-detached dwelling and a parking pad accessed from the rear lane.

Two recent land use amendment applications have been approved for R-C2 to M-CG in the immediate vicinity, whilst directly to the west, the parcel is designated M-C1d65 with four dwelling units.

The following table identifies the community's current and peak year populations and the number and percentage difference.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2016 Current Population	4,699
Difference in Population (Number)	-642
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is intended to allow for higher numbers of dwelling units and traffic generation than low density residential dwellings and the M-CG District. Applying the M-C1 district's rules, a maximum of eight (8) units could potentially be built on this site.

The Applicants are a renovation company and they intend to retain the building with an initial conversion to four units. If the market dictates that an additional 2 units could be provided in the future they intend to build an additional storey above the current building. Alternate land use

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districts were considered including the M-CG district, however, due to certain M-CG rules, it was determined that the M-C1 district would offer greater flexibility for the renovation of the current building on the parcel.

The proposed M-C1 district without a density modifier being applied also allows the maximum flexibility for the applicants to fully redevelop the parcel in the future (by demolition of the building). Aspects such as the number of units, height and design, parking spaces provided and landscaping would be determined via a development permit application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Approved by Council 2009)

The parcel is within the “Residential; Developed; Established Area” on Map 1 (Urban Structure) of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the parcel, the proposed land use redesignation is consistent with the policies for intensification of developed communities. Sections 2.2.5, 3.5.1 and 3.5.3 of the MDP encourages redevelopment that is compatible with and respects the scale and character of the existing neighbourhood and increases the mix of housing types. This land use amendment is in line with the goals of the MDP for the redevelopment of existing communities.

Location Criteria for Multi-Residential Infill Guidelines (2014 – non-statutory)

Council approved the Location Criteria for Multi-Residential Infill (APPENDIX II) to assist with the evaluation of land use amendment applications. The proposed land use satisfies the majority of location criteria guidelines. The parcel is located on a corner, within 150 metres of a transit stop on Elbow Drive SW, and within 600 metres of a transit stop on Glenmore Trail SW. There is an existing multi-residential land use immediately adjacent to the west of the parcel. The parcel is in close proximity to the Macleod Trail South Urban Corridor and the Chinook Major Activity Centre. There is also direct lane access to the parcel.

Kingsland Community Plan (Amended October 28, 2015)

There is no statutory local area plan for the community of Kingsland. There is the Kingsland Community Plan (KCP), a non-statutory community based plan which is intended to guide the Kingsland Community Association (KCA) Board and its sub-committees as Kingsland redevelops. Administration believes that this proposal for moderate intensification of an R-C2 site is in line with the vision presented in this document.

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TRANSPORTATION NETWORKS

Neither a Transportation Impact Assessment (TIA) nor a Parking Study was required for this land use amendment application.

Pedestrian and vehicular access to the site is available from 68 Avenue SW, 7 Street SW and the rear lane. The area is served by Calgary Transit bus service with the nearest bus stop location within 150 metres walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is limited to 2 hours. There is also a residential parking zone in this area. A signed bicycle route is available on 6 Street SW which is connected to the Elbow River Pathway System via 5 Street SW.

UTILITIES & SERVICING

Water main, storm and sanitary sewers are available to service the proposed development.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter from Kingsland Community Association regarding the application. The letter requested that a density modifier of M-C1d106 be applied to limit the number of units to 6 as they believe that the maximum 8 units allowed without any modifier being applied would be inappropriate for the area. In particular, the Community Association is concerned that 8 units with associated parking and likelihood of a development three or more storeys in height would be out of character.

Citizen Comments

Administration received one letter in opposition to the application. The reasons stated for opposition were:

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- A density modifier should be applied to limit the maximum number of units that can be provided in any redevelopment to 6. This will ensure only one additional floor can be added to the existing house and to allow all required parking to be provided.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for land use re-designation for the property of 6809 7 St SW Calgary, Alberta located in Kingsland Community.

Strategy is as follows:

- Apply for land use re-designation from current RC-2 to MC-1
- Develop the existing duplex structure into four separate legal suites (2 x Mainfloor & 2 x Basement)
- This would be accomplished through development within existing structure dimensions
- 10 year outlook will be developing to add more units onto existing structure, currently working with engineering firm to include design in initial renovation scope
- This property investment is long term hold strategy (30 years)

Reasons for application are as follows:

- Allow for future flexibility to further invest and expand
- Many surrounding properties are already MC-1
- Aligned with Calgary Mayor's (Nenshi) goal to "densify" and to curb urban sprawl in Calgary
- Only go through City of Calgary application process once
- Kingsland Community Association (KCA) is supportive of the multi-family development
- KCA shares vision of residents and community that will attract mix of housing types and lifestyles
- Rental properties are deemed to be an aspect "to be improved"

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APPENDIX II

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a corner parcel	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of an existing or planned Primary Transit stop or station.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks

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APPENDIX III

KINGSLAND COMMUNITY ASSOCIATION LETTER



505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

31st May 2016

Melanie Horkan
File Manager
City Planning Department
Calgary

Re: LOC2016 – 0118 – 6809 7th Street S.W.,

Our planning committee had a meeting with the applicant for this property,

The applicant told us that he was applying for MC1 in order to facilitate an additional storey on the house in the future. For the present he is contemplating upgrading the existing house and installing two basement suites to accommodate 4 residences. Ultimately he feels that 6 units would be the maximum he would be contemplating.

Whilst we do not have any real objection to this application we would prefer a density modifier to limit the maximum units to 6.0 which limits the owner to adding only one more storey to the existing house. Our concerns are that once re-zoned the owner could sell the property and another developer could put the maximum of 8.4 units on this piece of land which we feel would be inappropriate for this area.

If the owner planned to remove the existing house and start fresh with 6 units we feel a full M-C1 density could be envisioned.

In order to make sure that the possible re-sale be avoided we would suggest a Height and Density modifier be placed on the zoning MC1d106 to make sure only 6 units were put on the site. We suggest that the height of the Intercare Building on the opposite corner from this lot be used as a guide for the height of the final structure of 6 units.

In general, we support higher density for this lot provided architecturally the building design and curb appeal reflect the recent resurgence in this vicinity. We would like to see drawings of the final intended building structure so that we can see exactly what we would be looking at in the future.

Ann Clarke
Kingsland Community Association.