

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Kingsland, is a corner parcel at the intersection of 78 Avenue SW and 5 Street SW. The site is 0.06 hectares ± (0.15 acres ±) in size, with dimensions of approximately 20 metres wide and 30 metres deep. The parcel is currently developed with a single-detached dwelling and a detached garage with access to 78 Avenue SW.

Surrounding development is characterized primarily by single-detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. There are several multi-residential, mixed-use and commercial developments located to the east along Macleod Trail S.

The area is served by Calgary Transit Routes 3 and 81, with stops within 450-600 metres (a six to eight-minute walk) of the site, and is 850 metres (about a 12-minute walk) from the Heritage Light Rail Transit (LRT) Station. The site is close to amenities including Kingsland Park and the Kingsland Community Association Rink/Hall (250 metres to the east, about a four-minute walk).

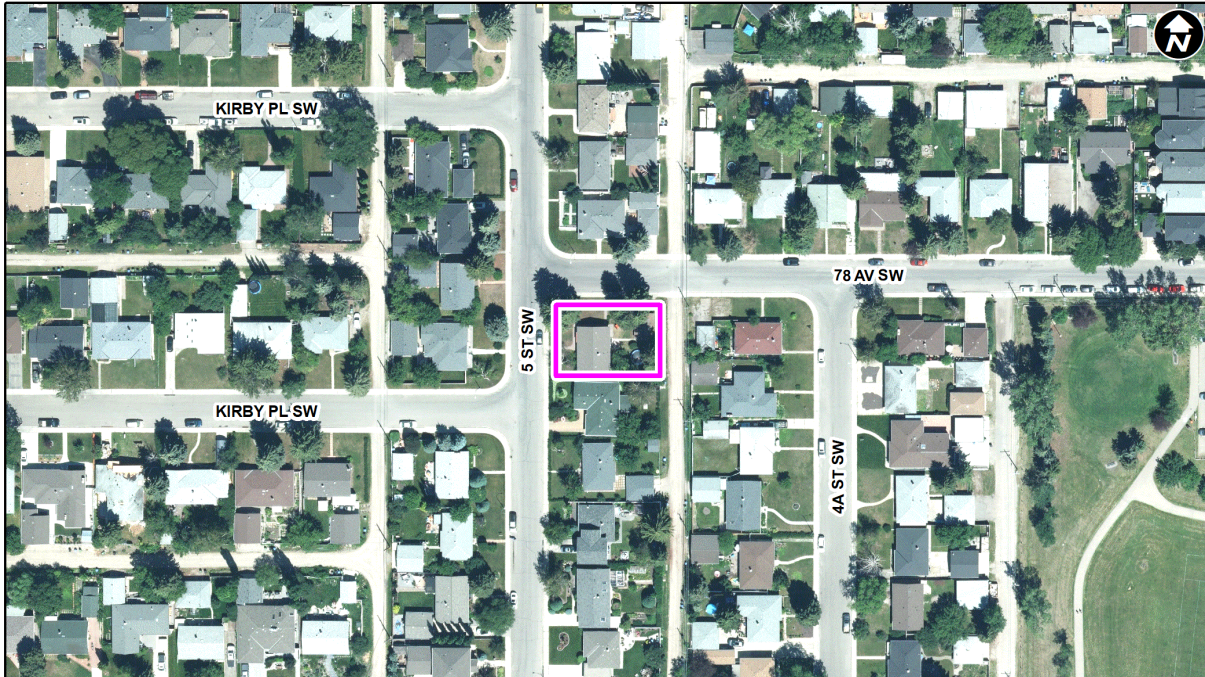
Community Peak Population Table

As identified below, the community of Kingsland reached its peak population in 1971.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2019 Current Population	4,688
Difference in Population (Number)	- 653
Difference in Population (Percent)	-12.2 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached, secondary suites and backyard suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites are allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- engaging site interfaces along both 78 Avenue SW and 5 Street SW;

- mitigating shadowing, overlooking and privacy concerns; and
- the retention of mature trees located on private property.

Transportation

Vehicular accesses to the subject parcel will be permitted to and from the adjacent residential lane. No direct vehicular access will be permitted to and from 5 Street SW to protect the continuity of the bicycle route. Street parking is available to service this lot on 78 Avenue SW and 5 Street SW; and this lot is within the KK Residential Parking Zone. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application.

Existing Calgary Transit bus stops is available within 450 metres (about a six-minute walk) on Heritage Drive SW for Routes 3 (Sandstone/Elbow Dr), 20 (Heritage Station/Northmount), 37 (Heritage Station/Canyon Meadows), 56 (Woodbine), and 81 (Macleod Trail S); within 700 metres (about a nine-minute walk) on Elbow Drive SW for Routes 3 and 81; and within 600 metres (about an eight-minute walk) along 75 Avenue SW for Route 81. The Heritage LRT station is located about 850 metres (about a twelve-minute walk) from the site.

The closest existing Always Available for All Ages and Ability (5A) Network on-street bikeway is available along Elbow Drive SW. There is a future 5A on-street bikeway planned along 75 Avenue SW and future 5A pathway is planned along Macleod Trail S.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary and water servicing are available from the rear lane. Stormwater servicing is available from 5 Street SW.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is identified as Developed Residential - Established Residential area in the [Municipal Development Plan \(MDP\)](#) (Map 1: Urban Structure). Sections 3.5.1 and 3.5.3 encourage modest intensification that incorporates appropriate densities and respects the scale and character of the neighbourhood in established residential communities. The proposed redesignation to the R-CG District aligns with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Heritage Communities Local Area Plan (Statutory – 2023)

The site is within the boundaries of the [Heritage Communities Local Area Plan](#) (LAP). It is within a Neighbourhood Local area (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Policies in Section 2.2.1.4 direct development in this area to be primarily residential and support a range and mix of housing types, unit structures and forms. Section 2.2.1.6 provides guidance stating that building forms that contain three or more units (not inclusive of secondary suites) should be supported on corner parcels with rear lanes. The proposed redesignation aligns with the policies of the LAP.