

Land Use Amendment in Kingsland (Ward 11) at multiple addresses, LOC2024-0167

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 902, 910 and 914 – 67 Avenue SW and 907 Glenmore Trail SW (Plan 4910AK, Block 1, Lots 9 to 22) from Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Low Profile (M-C1d18) District, Special Purpose – Future Urban Development (S-FUD) District and Commercial – Corridor 3 (C-COR3f1.0h10) District to Mixed Use – General (MU-1f11.0h95) District and Mixed Use – General (MU-1f15.0h95) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 24:

That Council give three readings to **Proposed Bylaw 91D2025** for the redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 902, 910 and 914 – 67 Avenue SW and 907 Glenmore Trail SW (Plan 4910AK, Block 1, Lots 9 to 22) from Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Low Profile (M-C1d18) District, Special Purpose – Future Urban Development (S-FUD) District and Commercial – Corridor 3 (C-COR3f1.0h10) District to Mixed Use – General (MU-1f11.0h95) District and Mixed Use – General (MU-1f15.0h95) District

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed use development up to 26 storeys in height.
- The proposal allows for an appropriate building form and set of uses on a site designated Neighbourhood Flex Urban Form category with a High Building Scale (up to 26 Storeys) in the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing and commercial options in an established area with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional housing and commercial opportunities for the community of Kingsland.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment in the southwest community of Kingsland was submitted by O2 Planning and Design on behalf of the landowner, Macro Realty & Management Ltd on 2024 June 21. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the proposed land use district aligns with the LAP, providing more housing options which respond to the changing housing needs of Calgarians.

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The approximately 0.37 hectare (0.92 acre) site is located at the northwest corner of 7 Street SW and 67 Avenue SW, just southeast of Elbow Drive SW and Glenmore Trail SW. The proposed Mixed Use – General (MU-1) District would allow for a mix of residential and commercial uses on the site. In addition, the proposal includes a maximum building height of 95 metres or 26 storeys and a maximum floor area ratio (FAR) of 15 on the portion of the site north of the lane and 11 on the portion of the site south of the lane. The proposal is in keeping with the LAP. The application will offer new housing supply and commercial uses in a redeveloping area in proximity to exceptional retail amenities, transit and regional transportation corridors.

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 the public/interested parties and the respective community association was appropriate. In response the applicant created a project website, circulated postcards, held a virtual public outreach meeting, attended a community association meeting and held an in-person open house. The Applicant Outreach Summary can be 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 sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition cited the following concerns:

- increased demand on city infrastructure; and
- increased traffic.

The Kingsland Community Association provided a letter on 2025 April 11 (Attachment 4) stating that they would like to view an updated Transportation Impact Assessment at the development permit stage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. 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 for the land use amendment 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.

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IMPLICATIONS

Social

The proposal would enable the continuation of development in the community of Kingsland and provide future opportunity for mixed-use development. The development of these lands would provide for additional housing opportunities which better meet Calgarian's housing needs.

Environmental

This application does not include any specific actions that address the objections of *the Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space in an established community and in proximity to existing amenities. The development would provide housing opportunities and support local business within Kingsland and nearby communities.

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
4. Community Association Response
5. **Proposed Bylaw 91D2025**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform