

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Kingsland, at the northwest corner of 7 Street SW and 67 Avenue SW. The irregularly shaped site is approximately 0.37 hectares (0.92 acres) in size. The site is currently developed with a one storey building, two-storey building and surface parking. It is accessed via a lane which runs east-west through the centre of the site.

Surrounding development is largely characterized by multi-residential development. Parcels designated Multi-Residential – Contextual Low Profile (M-C1) District are located west and south of the subject site. Parcels designated Multi-Residential – Contextual Medium Profile (M-C2) District are located east of the subject site. Parcels designated Direct Control (DC) District ([Bylaw 80D2013](#)) based on the M-C2 District are located southwest of the subject site. Parcels designated Multi-Residential – High Density Medium Rise (M-H2f2.5h22) District are located northwest of the subject site. A parcel designated as the Residential – Grade-Oriented Infill (R-CG) District is located east of the subject site. This parcel is occupied by an ATCO gas building. Glenmore Trail SW borders the site to the north.

The subject site is located 700 metres north of Kelvin Grove Park (a 12-minute walk). The Chinook Park Kelvin Grove Eagle Ridge Community Centre, Chinook Park School (CBE K-6), Henry Wise Wood High School (CBE), baseball, basketball, tennis and playground facilities surround Kelvin Grove Park. St. Augustine School is located 250 metres south of the subject site. The site is also located 500 metres west of the Macleod Trail Main Street area (an eight-minute walk). The Chinook Centre shopping mall is located 700 metres (a 12-minute walk) northeast of the subject site and can be accessed by crossing Glenmore Trail SW via the Elbow Drive SW overpass or via the pedestrian crossing at 5 Street SW and connecting to the multi-use pathway that runs east-west along the north side of Glenmore Trail. Travelling 1 kilometre west on this multi-use pathway brings you to the Glenmore Reservoir.

Community Peak Population Table

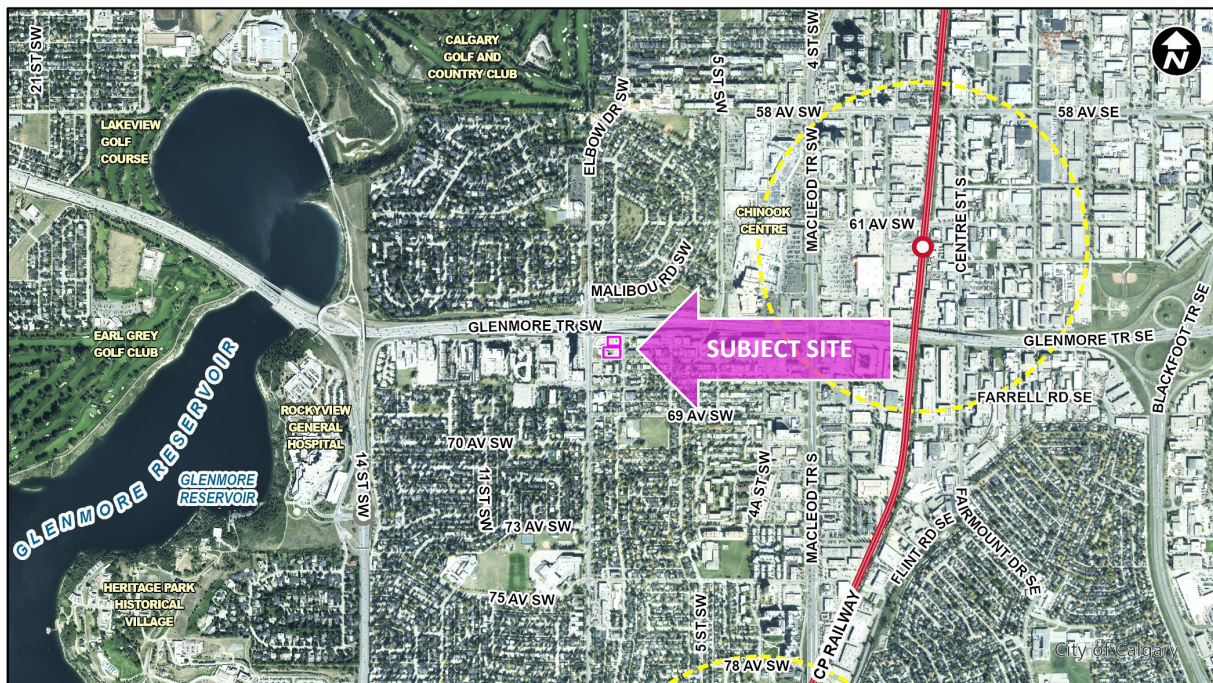
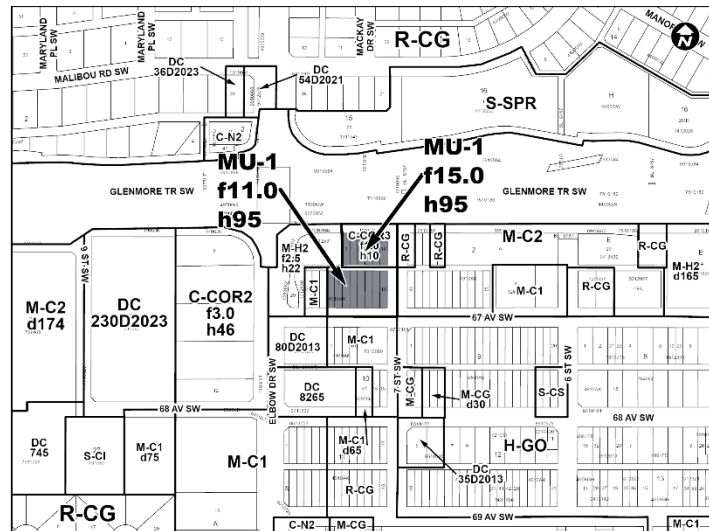
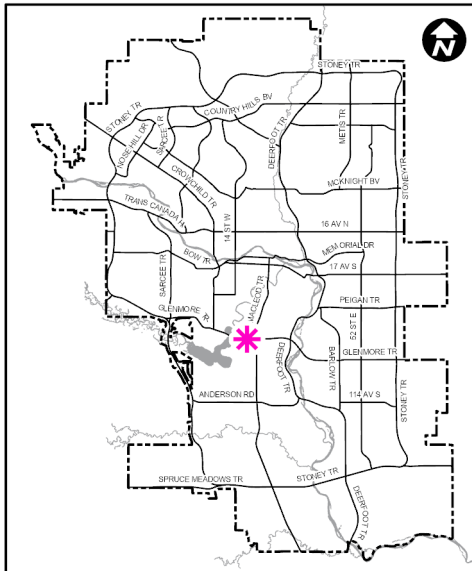
As identified below, the community of Kingsland reached its peak population in 1971.

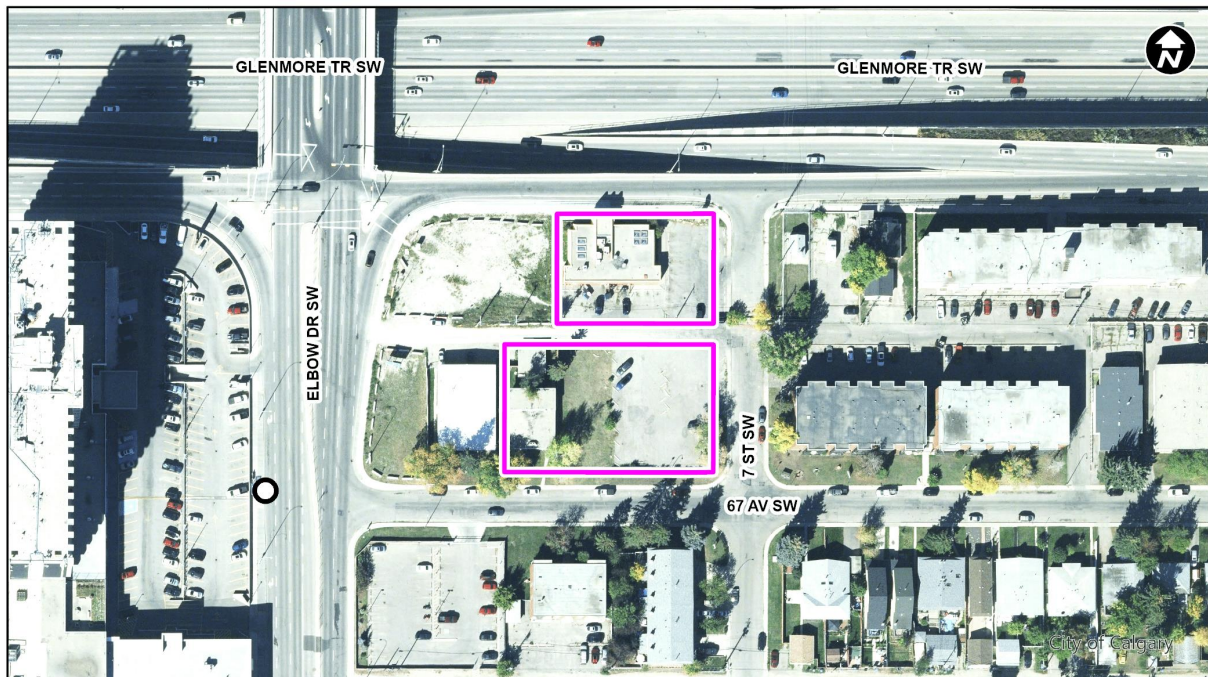
Kingsland	
Peak Population Year	1971
Peak Population	5,341
2019 Current Population	4,688
Difference in Population (Number)	- 653
Difference in Population (Percent)	12.2%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcels are currently designated with four land use districts.

The southeast parcel, 902 – 67 Avenue SW, is designated as the Special Purpose – Future Urban Development (S-FUD) District. The S-FUD District is intended to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land.

The north parcel, 907 Glenmore Trail SW, is designated Commercial – Corridor 3 (C-COR3f1.0h10) District. The C-COR3 District is intended to be located along major roads and accommodates mid-scale retail and medium to large eating and drinking uses. The district accommodates motor vehicles having direct access from the road with landscaping that separates commercial activities from the road and surrounding development. Building density is established through maximum floor area ratio (FAR) and building height modifiers. This parcel has a maximum FAR of 1.0 and maximum height of 10 metres. The parcel is currently developed with a restaurant.

The south-central parcel, 910 – 67 Avenue SW, is designated Multi-Residential – Contextual Low Profile (M-C1d18) District. The M-C1 District provides for low height, medium density multi-residential development in a variety of forms and allows for varied building height and front setback areas in a manner that reflects the immediate context. The M-C1 District is intended to

be in close proximity or adjacent to low density residential development and provides landscaping to complement, screen and buffer the design of the development. This parcel is currently undeveloped.

The southwest parcel, 914 – 67 Avenue SW, is designated Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate a wide range of grade-oriented development which is adaptable to evolving household needs. The parcel is currently developed with a legal non-conforming two-storey apartment building constructed in 1963, prior to this land use being applied to the parcel.

The proposed Mixed Use – General (MU-1f11.0h95 and MU-1f15.0h95) District is intended to accommodate a mix of residential and commercial uses in the same building or multiple buildings throughout an area and respond to local area context by establishing maximum building height for individual parcels. A maximum FAR of 15 is proposed for the portion of the site north of the lane with a maximum FAR of 11 proposed south of the lane. The two different FAR maximums would accommodate a similar scale of development on either side of the lane including tower and podium development. The proposed land use would allow for a maximum building floor area of approximately 47,000 square metres and the maximum building height (26 storeys) is in line with the relevant *Heritage Communities Local Area Plan* (LAP) policies. The MU-1 District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade.

Development and Site Design

The rules of the proposed MU-1f11.0h95 and MU-1f15.0h95 Districts as well as the policies of the LAP would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that will be considered through the review of the development permit application include the following:

- interface with the lane, including parkade access;
- public realm enhancements;
- building massing and relationship with the surrounding residential parcels;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the site is available via 67 Avenue SW as well as 7 Street SW. There are both on and off-street cycling facilities in the area with one on 6 Street SW, approximately 170 metres east of the subject site and one on the westbound side of Glenmore Trail SW approximately 250 metres north the subject site. This site is serviced by Route 3 (Sandstone/Elbow Dr SW) with a stop on Elbow Drive SW approximately 170 metres (a three-minute walk) to the southwest. Parking is unrestricted adjacent to the site on both 67 Avenue SW and 7 Street SW. Vehicular access to the site is available via the lane.

A Traffic Impact Assessment was reviewed and accepted in support of the application.

Environmental Site Considerations

At this time, there are no known environmental concerns associated with the site that would prevent support for the subject land use proposed. At the development permit stage, a Phase 1 Environmental Site Assessment (ESA) will be required.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist within proximity to the subject site. Servicing requirements will be further determined at the time of development.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP states that populations have declined from their peak in Established Areas. Modest redevelopment of Established Areas is encouraged. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposed land use is in alignment with the applicable policy of the MDP.

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 stages.

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex Urban Form category with a High (up to 26 Storeys) Building Scale. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented toward the street with units that may accommodate commercial, office, institutional, recreational or residential uses. Neighbourhood Flex categories are applied to areas that are commercially oriented, or in areas where commercial development would be appropriate, but is not required. Either commercial or residential uses are appropriate on the ground floor facing the street, and the public realm should be designed to support moderate to high volumes of pedestrians. The proposed land use is in alignment with the applicable policies of the LAP.