

Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018

EXECUTIVE SUMMARY

This land use amendment application was submitted by O2 Planning & Design on 2018 February 5 on behalf of Rousseau Holdings Inc. The application proposes to change the designation of six contiguous parcels from Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District to:

- allow for a maximum building height of 17.0 metres for Assisted Living (an increase from the current maximum of 14.0 metres);
- remove the maximum floor plate area at or above 14.0 metres for Assisted Living;
- identify 190 units per hectare as the maximum density for the parcel; and
- allow for the uses listed in the district.

The proposed DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and is intended to provide certainty for an Assisted Living development. The proposal is in keeping with applicable policies of the Municipal Development Plan.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.42 hectare ± (1.03 acres ±) located at 7603, 7607, 7611, 7615, 7619 and 7703 - 7 Street SW (Plan 3215HG, Block 7, Lots 1 to 6) from Multi-Residential – Contextual Low Profile (M-C1) District **to** DC Direct Control District to accommodate an Assisted Living development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 6 – 0

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 185D2018; and

1. **ADOPT** the proposed redesignation of 0.42 hectare ± (1.03 acres ±) located at 7603, 7607, 7611, 7615, 7619 and 7703 - 7 Street SW (Plan 3215HG, Block 7, Lots 1 to 6) from Multi-Residential – Contextual Low Profile (M-C1) District **to** DC Direct Control District to accommodate an Assisted Living development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 185D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

Site Context

The subject site, which is comprised of six contiguous parcels, is located in the community of Kingsland east of Elbow Drive SW and south of 75 Avenue SW. The surrounding area is characterized by low density residential development, small scale commercial development and places of worship.

The predominant land use to the east and north is Residential Contextual One Dwelling (R-C1) District. To the west, and across the lane, is a Commercial – Community (C-C1) District parcel developed in the form of a small commercial development. To the south, parcels are designated Multi-Residential – Contextual Low Profile (M-C1) District.

The site is approximately 0.42 hectares (1.03 acres) in size and is currently occupied by six Single detached Dwellings (one dwelling per parcel). In addition, some of the parcels include detached garages accessed either from the rear paved lane or from 7 Street SW. Parking stalls for employees of the adjacent commercial development exist along the west portion of the lane within the commercial site's property line. An east-west pedestrian access point currently exists through the commercial site.

As identified in Figure 1, the population in the community of Kingsland has declined by 13 percent since it achieved its peak population in 1971.

Figure 1: Population Trends in the Community of Kingsland

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Different in Population (Number)	- 674
Different in Population (Percentage)	-13%

Source The City of Calgary 2017 Civic Census

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

A development permit application (DP2018-0883) for a five storey Assisted Living development was submitted on 2018 March 06. This development proposal was presented at Urban Design Review Panel on 2018 April 11. The development permit is on hold pending submission of amended plans to respond to the Detail Team Review document.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed DC District allows for moderate intensification of the site and will provide a level of certainty for the proposed Assisted Living use. The application is compatible with the uses and developments in the surrounding area and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation intended to be in close proximity or adjacent to low density residential development and provide for Multi-Residential Development in a variety of built forms. Parameters of the M-C1 District include a maximum height of 14.0 metres and a maximum density of 148 units per hectare which would allow for 62 dwelling units on the subject site. Assisted Living is listed as discretionary use in the M-C1 district.

The proposed DC District allows for moderate intensification of the site and is consistent with the low density residential character of the area. The DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and includes specific provisions for Assisted Living development. The proposed DC District indicates that when a development is entirely occupied by an Assisted Living use, the maximum building height is 17.0 metres and there is no maximum horizontal cross section through the building. All other uses listed in the district will have a maximum height of 16.0 metres. The DC District also proposes a maximum floor area ratio is 2.5 and a maximum density of 190 units per hectare which will allow for 80 dwelling units. This maximum density is not applicable to Assisted Living use. The Assisted Living is listed as a discretionary use in the proposed DC District. Refer to Attachment 2 for the proposed DC District details.

Infrastructure

Transportation

Vehicular access to the subject site will be from the 9.0 metre paved lane to promote safe continuous pedestrian circulation along 7 Street SW and 75 Avenue SW. A Transportation Impact Assessment (TIA) was not required for this land use amendment application.

Transit service is available within 100 metres of the site on Elbow Drive SW which is part of the Primary Transit Network. Bus Route 3 runs along Elbow Drive SW and provides a high level of transit service, connecting the area to key destinations and major transit hubs in the downtown and the Heritage LRT Station, making an independent car-free lifestyle supportable in this location.

The site is located within the “KK” Residential Parking Zone and permits are required to park along the street.

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Utilities and Servicing

Sanitary sewers are available to service the subject site. Any required upgrades to the public sanitary sewer system would be identified at the development permit stage.

Water mains are available to service the development and can accommodate the potential redevelopment of the site without the need for off-site improvement.

Storm sewers are available to service the subject site. As outlined in the Haysboro Drainage Study (CH2M, 1997), and considering that the existing storm sewer system is overloaded at present, the allowable release rate will be based on existing release rate at a 1:2 year storm event.

Due to the intensification of the site within an established area and as the site abuts an existing commercial development, a Phase I Environmental Site Assessment (ESA) report will be required at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, the application was notice posted on-site, and circulated to internal and external stakeholders. Notification letters were sent to adjacent landowners. Information was also included in the Planning and Development Map (PDMaP), which is an online tool accessible by the public that includes relevant information on planning applications.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted onsite and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised online.

Engagement and Public Meetings

On 2018 February 28, Administration attended an applicant-led meeting with the Kingsland Community Association and adjacent owners. Discussion focused on the proposed land use amendment application with reference to the proposed Assisted Living development. Overall, discussion was positive and attendees expressed some concerns related to the number of proposed units, height, privacy, traffic and parking. Administration provided clarification on the planning process and the *Land Use Bylaw*.

Citizen and Community Association Comments

Administration received two letters of support from nearby residents. However, writers expressed concerns regarding potential shadow casting of the proposed massing, a building height of 17.0 metres for uses other than Assisted Living, and the impact on property value.

One letter of opposition was received. The writer expressed concerns about potential massing and height, shadows, traffic, privacy as well as pedestrian connections with Elbow Drive SW

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along 75 Avenue SW which would be affected by additional traffic and impacts during construction.

The Kingsland Community Association provided a letter of no objection, which is included as Attachment 3.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the City, Town area, according to Schedule C: South Saskatchewan Regional Plan Map of the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The area where the site is located is identified by the Municipal Development Plan (MDP) as a Residential, Developed-Established (Map 1: Urban Structure). These areas are characterized primarily by residential communities containing a mix of low-and-medium density housing, with support retail in relatively close proximity. These areas may support moderate intensification in a form and nature that respects the scale and character of the surrounding areas.

The proposal aligns with the MDP's city-wide policies that encourage intensification, including complete communities; neighbourhood infill and redevelopment; as well as housing diversity and choices policies. Section 2.3.1 (a) (1) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups, including seniors. In addition, section 2.3.1 (g) encourages integration of care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community's needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes, and transitional facilities.

The site is located near Elbow Drive SW which is part of the Primary Transit Network (Map 3: Primary Transit Network)

Local Area Plan

There is no local area plan for Kingsland.

Planning Principles for the Location of Care Facilities and Shelters (Statutory, 2011)

Care facilities, including Assisted Living, are an integral part of complete communities where being part of the residential community is important for the clients' well-being and are critical to meeting the growing need for a diverse range of specialized accommodation and care in the city. Sites considered for redevelopment into care facilities should be within walking distance to

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public transit and close to local neighbourhood commercial and other support uses such as community associations, recreational facilities and medical offices.

The site is located in close proximity to the Primary Transit Network with a bus stop within 100 metres, which will facilitate the mobility needs of staff, clients, and visitors. The site's location facilitates integration with the community due to its proximity to commercial development, schools, community open spaces and medical offices.

Location Criteria for Multi-Residential Infill (Non-Statutory, 2014)

The development potential under the DC District generally meets the location criteria and is consistent with the context. The laned site is located 50 metres east of Elbow Drive SW which is part of the Primary Transit Network. The closest bus stop is approximately 100 metres west of the subject site. The site is flanked by 75 Avenue SW which is a collector road and it backs onto a small commercial development. Henry Wise High School and several medical offices and places of worship are in close proximity to the site.

Social, Environmental, Economic (External)

The proposed land use allows for a range of housing choices to accommodate the housing needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the site. This will be the first large development proposal for Assisted Living in the community of Kingsland.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are not significant risks associated with this proposal.

REASON FOR RECOMMENDATION:

The DC District will allow for moderate intensification of the site in a way that respects the character and scale of the surroundings. It provides specific rules to facilitate an Assisted Living development which is compatible with the existing uses and development in the area. The proposal aligns with applicable municipal policies including the *Municipal Development Plan* and locational criteria for Care Facilities and multi-residential developments.

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ATTACHMENT(S)

1. Applicant's Submission
2. DC Direct Control District
3. Kingsland Community Association Letter
4. Proposed Bylaw 185D2018
5. Public Submissions