

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0538
Page 1 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 719 – 75 Avenue SW, LOC2018-0046,
Bylaw 195D2018**

EXECUTIVE SUMMARY

This land use redesignation was submitted by Ronald D'Mello on 2018 February 28 on behalf of the landowners Ronald D'Mello, Andrea D'Mello and Kyle D'Mello. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: L. Juan
Absent: E. Woolley

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:

That Council hold a Public Hearing on Bylaw 195D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 195D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 1. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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**ISC: UNRESTRICTED
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Page 2 of 6**

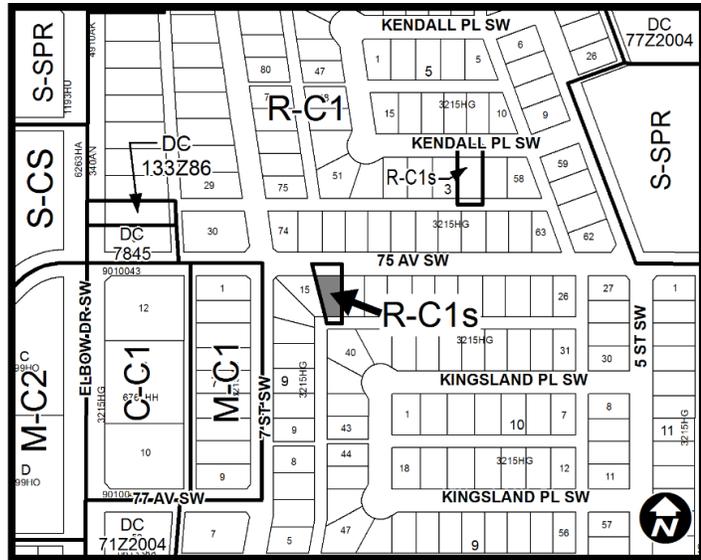
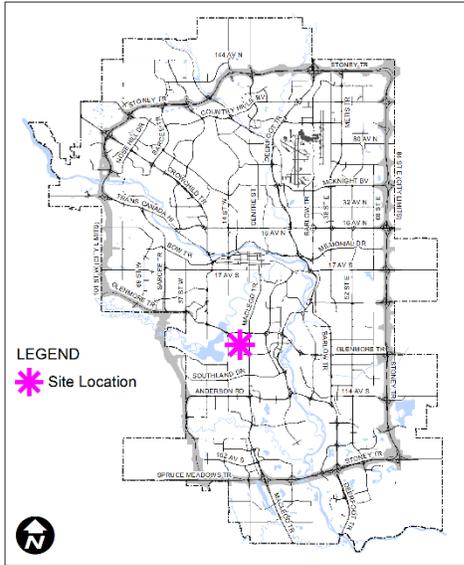
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BACKGROUND

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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Location Maps



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Site Context

The subject site is located in the southwest community of Kingsland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The parcel is located approximately 210 metres from Elbow Drive SW. The site is approximately 16 metres by 31 metres in size and is developed with a one-storey single detached dwelling, a detached garage that can be accessed from the rear lane, and driveway that is accessed from 75 Avenue SW.

As identified in *Figure 1*, Kingsland has experienced a population decline from its peak in 1971.

Figure 1: Community Peak Population

| Kingsland | |
|------------------------------------|-------|
| Peak Population Year | 1971 |
| Peak Population | 5,341 |
| 2017 Current Population | 4,699 |
| Difference in Population (Number) | -642 |
| Difference in Population (Percent) | -12% |

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 75 Avenue SW and from the rear lane. The area is served by Calgary Transit Frequent Bus Service which is located approximately 200 metres from the site on Elbow Drive SW. The Heritage LRT station is located approximately 1.4 kilometres from the site. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

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

Administration received an email in opposition to the application from the Kingsland Community Association (Attachment 2). Reasons stated for opposition are summarized below:

- negative impacts on residents;
- lack of community engagement;
- parking; and
- non-compliance with the Kingsland Community Plan. This is a community based plan and not a statutory document approved by Council.

Administration considered all relevant planning issues specific to the proposed redesignation. Many of the stated reasons for opposition reflect concern over a built form and would be addressed at the development permit stage.

Engagement and Public Meetings

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in 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 site is located within the "Residential - Developed - Established" area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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ISC: UNRESTRICTED
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Page 6 of 6

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Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. Proposed Bylaw 195D2018