

**Planning & Development Report to
Calgary Planning Commission
2018 August 23**

**ISC: UNRESTRICTED
CPC2018-0987
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Development Permit in Kingsland (Ward 11) at Multiple Properties, DP2018-0883

EXECUTIVE SUMMARY

This development permit application was submitted by Davignon Martin Architecture on 2018, March 06 on behalf of the land owner, Rousseau Holdings Inc. This application proposes a new five storey Assisted Living development with 104 anticipated senior residents in the community of Kingsland.

The proposed development is consistent with City policies, including the *Municipal Development Plan* and the *Planning Principles for the Location of Care Facilities and Shelters* (2011).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission APPROVE the proposed development permit application for a New: Assisted Living at 7603, 7607, 7611, 7615, 7619, and 7703 - 7 Street SW (Plan 3215HG; 7 Lots 1 to 6) with conditions (Attachment 2).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

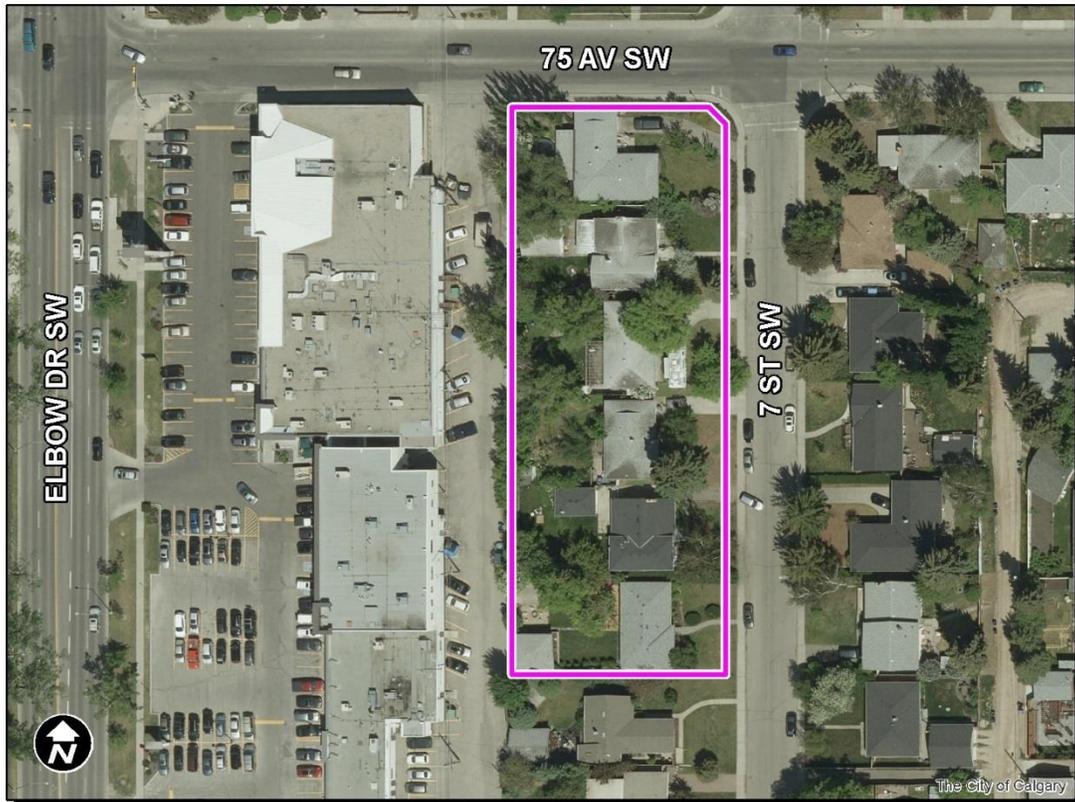
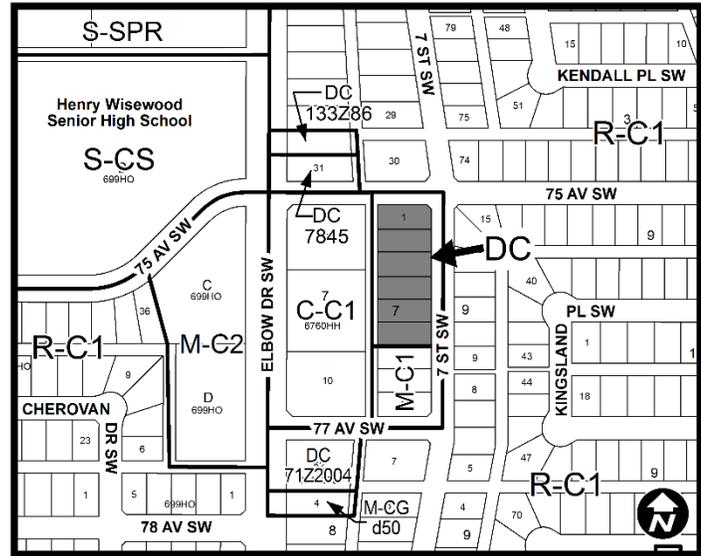
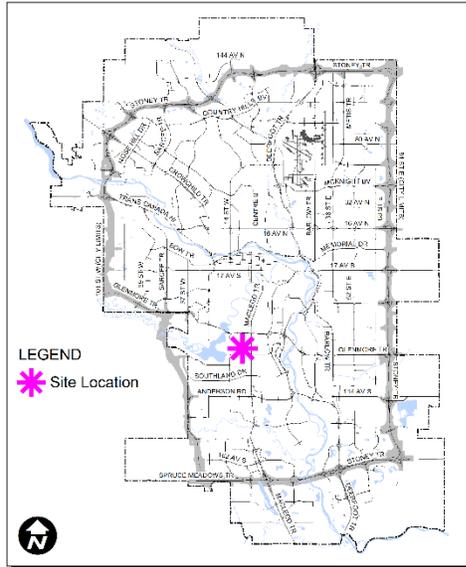
BACKGROUND

Relevant Planning History

On 2018 June 11 City Council approved Bylaw 185D2018 which is a DC Direct Control District that enables the proposed development (LOC2018-0026).

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Location Maps



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Site Context

The subject site, which is comprised of six contiguous laned parcels, is located in the community of Kingsland on the southwest corner of the intersection of 75 Avenue SW and 7 Street SW. The site is approximately 0.42 hectares (1.03 acres) in size and is currently occupied by six single detached dwellings.

The surrounding area is characterized by low density residential development and uses. The parcels to the east and north are designated as Residential Contextual One Dwelling (R-C1) District and are occupied by single detached dwellings and places of worship. The parcel to the west, and across the paved lane, is designated as Commercial – Community (C-C1) District and is developed in the form of a small commercial development. To the south, parcels are designated as Multi-Residential – Contextual Low Profile (M-C1) District and are occupied by single detached dwellings.

Within a 200 metre radius of the subject site, there are a wide variety of uses and development that include medical offices, places of worship, schools, and parks. Transit service is available from Elbow Drive SW, located approximately 50 metres west of the site. These community services will support the users of the proposed development.

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: Kingsland Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Difference in Population (Number)	-674
Difference 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](#).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2017 November 01, a pre-application (PE) enquiry was submitted to The City. During the PE meeting Administration requested changes to the proposal. The main change requested was the relocation of the proposed lay-by (drop off zones) in front of the building to the rear, and that all vehicular access must be from the existing paved lane.

The formal development permit submission addressed most concerns highlighted in the PE assessment form. During the DP review process additional concerns were highlighted which were generally addressed through the amended plan submission.

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City Wide Urban Design had no comments for this DP as it addresses the 13 Urban Design Elements of the *Municipal Development Plan* (MDP). The proposed development shows a vertical frequency which is reminiscent of townhomes, integrating it visually into the larger institutional / church context. It has unique floor plans such as shared unit entries at grade, a well-defined lane interface and allows for activation and transition to existing single-family and a defined building corner at 75 Avenue SW.

On 2018 April 11, the Urban Design Review Panel (UDRP) reviewed the application and supported the design highlighting that “the proposal looks and feels more residential than institutional and is more sympathetic to the existing neighbourhood as a result”. The panel, however, made recommendations for direct access to the grade units from the public sidewalk and was looking for more easily-navigated ramp to the front entry. UDRP also noted that the south elevation is under-developed. The applicant’s response to UDRP comments is included as Attachment 4.

Shadow and massing studies were received and accepted by Administration. Both studies demonstrated that the proposed development has minimal impact on neighbouring parcels. This application was circulated to the Calgary Police Service for review. No concerns have been identified from a Crime Prevention Through Environmental Design (CPTED) perspective.

Site and Building Design

The proposed five-storey development is for a new Assisted Living Development, with 104 anticipated seniors with an independent lifestyle. The development resembles a street oriented multi-residential development and it includes residential units that face both streets and the lane, making it a development that respects and is sensitive to the surrounding residential areas.

The building is a rectangular geometric form broken up into three areas to create distinct amenity and seating areas in front and at the back of the building. The south portion of the building is setback from the rest of the building to frame the main entrance of the building and includes a ramp, and landscaping and seating areas. The northern part of the building wraps around the site creating a solid edge along 75 Avenue SW.

The maximum building height allowed under the DC district is 17 metres. The design reaches this maximum height along 75 Avenue SW, with the rest of the building being approximately 16.5 metres high.

Different common living spaces are proposed in the different floors with the main dining room and common kitchen being proposed on the fifth floor of the building.

Public Realm and Outdoor Amenities Spaces

Although improvements to the public realm were not included as a condition of this development permit, the interface with the public street includes well-designed landscaping areas, generous concrete-finished access points to the development and private outdoor amenity spaces that visually integrate the development with the street.

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Social interaction and integration is encouraged through the inclusion of a raised pedestrian walkway. This walkway, parallel to the streets and the lane, runs along all facades of the building, connecting the three main entrances and the one emergency egress.

Private terraces for residential units abut onto the 1.20 metre wide walkway, which is wide enough to facilitate safe and continuous pedestrian movement around the building while allowing users to visually connect with the street. Outdoor seating areas and amenity spaces are located along the walkway. A seating area is located in front of the building, and a generous terrace with seating and barbeque area as well as a residents' garden area is located at the rear of the building.

Trees and shrubs located along the street interface softens the interface from the proposed development to existing development and support privacy with adjacent neighbours.

Site Access and Parking

The building has been designed to have clear pedestrian access from three frontages: 7 Street SW, 75 Avenue SW and from the rear lane. The pedestrian access from the lane connects the proposed development with an existing pedestrian access on the commercial parcel to the west of the subject site.

All vehicular accesses are from the existing nine metre paved lane to support a good pedestrian circulation and safety along streets. A loading area directly accessed from the lane is located near the northwest corner of the building. An underground parkade, which is also accessed from the lane includes a total of 64 parking stalls (60 regular stalls and four barrier-free stalls). The number of stalls provided exceeds the 35 stalls required under *Land Use Bylaw 1P2007*.

A roadside drop off / pick up zone is proposed in front of the main entrance along 7 Street SW which will allow residents, especially those with mobility limitations, to get in and out of vehicles safely and conveniently.

Even if not required by *Land Use Bylaw 1P2007*, the proposed development include 16 bicycle parking stalls - class 2 located near the building entrances and 24 bicycle parking stalls – Class 1 located in the underground parkade, the intent is to provide options for staff, visitors and residents to commute to/from different destinations by bike. In addition, the parkade includes an area designated for 12 mobility-scooters parking for those residents with mobility limitations.

Transportation

A Transportation Impact Assessment (TIA) and a Parking Study were not required for both Land Use Amendment application and Development Permit application.

Transit service is available within 50 metres of the subject site on Elbow Drive SW which is part of the Primary Transit Network. Route 3 runs along Elbow Drive SW and provides a high level of transit service to this area and connects customers to key destinations and major transit hubs in downtown and at the Heritage LRT Station.

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Utilities and Servicing

A Sanitary Servicing Study was submitted which indicated that the existing public infrastructure can support this development without the need for upgrades.

Sanitary sewers are presently available to service the proposed development. Water mains are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements as indicated in the provided Fire Flow calculation letter.

Storm sewers are available to service the development without the need for off-site improvements.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standards practices, this application was circulated to relevant stakeholders and notice posted on-site. The application was also included in the Planning & Development Map (PDMAP), which is an online tool that includes relevant information on planning applications.

The decision made by the Development Authority will be advertised in accordance with the Municipal Government Act. As this development permit is for a discretionary use, an appeal may be filed based on the decision on the entire permit, the decision to grant a relaxation, or any of the conditions of approval.

Engagement

On 2018, March 14, Administration attended an applicant led open house. During the open house, the applicant shared details on the proposed development. Administration attended and provided clarification on the planning process and the *Land Use Bylaw 1P2007* during the event.

Citizen and Community Association Comments

Through the circulation and notice posting processes, Administration received one letter of support from a nearby resident and one letter of opposition. Generally, the letter of opposition expressed concerns regarding the height of the proposed building.

When the land use amendment application for the site was before Council on 2018 June 11, five letters of opposition related to the proposed land use amendment were received by City Clerks. Those letters included comments related to development permit application as well. Generally, the concerns were in regard to the design and height of the proposed development.

The Kingsland Community Association submitted a letter in support, which is included as Attachment 3.

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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 area where the site is located is identified by the *Municipal Development Plan* (MDP) as Residential, Developed-Established on 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 proposed development 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 neighborhoods 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. Section 2.3.1 (g) encourages integration of care facilities within residential and mixed-use communities to provide for a broad range of specialised accommodation and care in order to meet a diverse array of city-wide and community needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes and transitional facilities.

Local Area Plan

There is no local area plan for this area.

Land Use Bylaw 1P2007

Assisted Living is a discretionary use listed in the DC District governing this site’s use. It is a use where residents live in communal settings which is where daily activities take place including food preparation (communal kitchen), communal social and recreational activities (that happen within or outside the building), and health services (limited on-site health care facilities).

There are no Bylaw relaxations for this development permit.

Planning Principles for the Location of Care Facilities and Shelters (Council adopted by resolution - 2011)

In 2011 June 13, Council adopted by resolution the “*Planning Principles for the Location of Care Facilities and Shelters*”. This document provides guidelines on site selection criteria to enhance the residents’ ability to reach recreational, shopping and employment opportunities.

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Care facilities, including assisted living, are an integral part of complete communities where being a 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 specialised accommodation and care in the city. Sites considered for redevelopment into care facilities should be within walking distance from public transit, and close to local neighbourhood commercial and other support uses such as community associations, recreational facilities and medical offices. The site location meets these criteria.

Social, Environmental, Economic (External)

The proposed development accommodates the housing needs for a specific age group, lifestyle and demographics. The proposal addresses barrier free design, including ramps and contiguous walkways throughout the development.

The design allows for social interaction along all three facades and has three clearly designed access points, as well as a clear connection to the commercial parcel located west of the site. No environmental issues have been identified at this time.

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 development 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):

Subject to the conditions listed and considering that there are no relaxations noted, the proposed development aligns with the relevant statutory planning policies of the *Municipal Development Plan* and the *Planning Principles for the Location of Care Facilities and Shelters*.

ATTACHMENT(S)

1. Development Permit Plans
2. Conditions of Approval
3. Kingsland Community Association letter
4. Urban Design Review Panel comments and applicant's response
5. Approved DC Bylaw 185D2018