

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034

EXECUTIVE SUMMARY

This application was submitted by Sara Karimi Avval on 2019 March 07, on behalf of the landowner, James R. Burnell. The application proposes to change the designation of 837 – 67 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

The proposal conforms to the relevant policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 837 – 67 Avenue SW (Plan 4910AK, Block 9, Lot 1 and 2) from Residential – contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Sara Karimi Avval on 2019 March 07 on behalf of the landowner, James R. Burnell. The proposal (Attachment 1) is to accommodate a secondary suite in the existing semi-detached dwelling. No development permit application has been submitted at this time.

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Site Context

The subject site, 837 – 67 Avenue SW, is located in the community of Kingsland, at the corner of 67 Avenue SW and 7 Street SW. The site is one block east of Elbow Drive SW and one block south of Glenmore Trail SW.

The parcel is approximately 0.04 hectares (0.11 acres) in size and approximately 13 metres in width by 37 metres in length. It is developed with a semi-detached dwelling and detached garage that is accessed from the rear lane.

The surrounding area is largely designated Residential – Contextual One / Two Dwelling (R-C2) District with a variety of multi-residential and commercial developments within 300 metres radius of the subject site.

As identified in Figure 1, the community of Kingsland reached its peak population in 1971 with a total of 5,341 residents. The current population is 4,645, a decline of 696 residents.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	- 696
Difference in Population (Percent)	- 13%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an established city area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district intended to accommodate duplex, semi-detached and single detached dwellings in developed areas. The district allows for a maximum of two dwelling units and a maximum height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) townhouse developments where the face of each dwelling unit must directly face a public street. With a maximum permitted density of 75 units per hectare, the site could accommodate up to 4 dwelling units.

The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Development and Site Design

The rules of the proposed R-CG District provided basic guidance for the future site development including appropriate uses, height, landscaping and parking.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment was not required as part of this application. Vehicular access to the parcel is available via the rear lane. The area is served by Calgary Transit bus service with stops located approximately 150 metres east from the subject site on Elbow Drive SW providing service to downtown. On-street parking is restricted on 7 Street SW and residential parking zone restriction on 67 Avenue SW.

Access and parking will be reviewed at the development permit stage.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed 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 landowners and the application was advertised online.

The Kingsland Community Association was circulated as part of this application. The Community Association responded with no comment on the proposed redesignation on 2019 April 01 (Attachment 2). No citizen comments were received by the CPC Report submission date and no public meetings were held by the applicant or Administration for this application.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

This 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructures.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan in place for the community of Kingsland.

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Social, Environment Economic (External)

The proposed R-CG District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of an established area parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter