

**LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017**

MAP 1W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. 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.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2017 October 05

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 356D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5027 – 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) 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 356D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), 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.

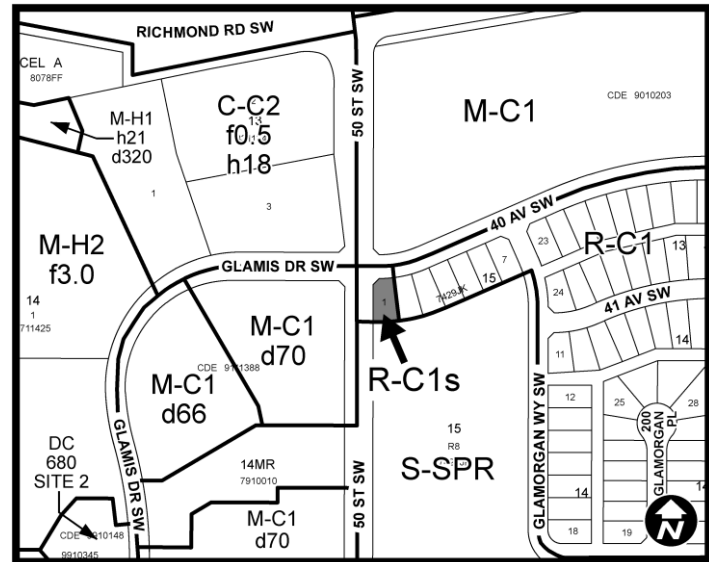
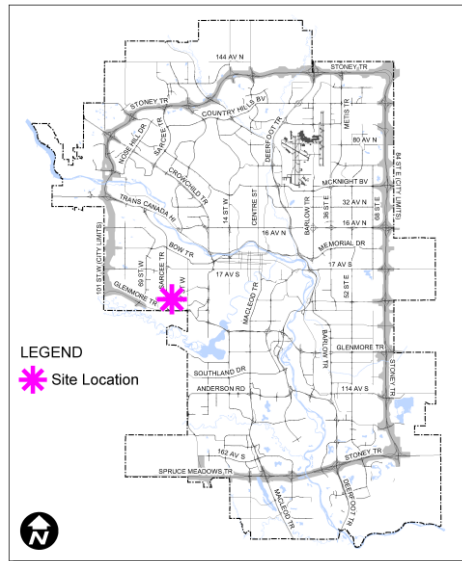
ATTACHMENT

1. Proposed Bylaw 356D2017

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017

MAP 1W

LOCATION MAPS



LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017

MAP 1W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5027 – 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017

MAP 1W

Applicant:

Michal Wieczorek

Landowner:

Michal Wieczorek

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Glamorgan, the site is approximately 16 metres by 34 metres in size and is developed with a one-storey single detached dwelling, a detached two-car garage that is accessed from 50 Street SW, and a two-car parking pad that is accessed from 40 Avenue SW. Single detached dwellings exist to the east, multi-residential development to the north and west, and a park to the south of the site.

According to data from The City of Calgary 2017 census, the following table identifies Glamorgan's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Glamorgan	
Peak Population Year	1980
Peak Population	7,258
2017 Current Population	6,385
Difference in Population (Number)	-873
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows 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 – only a building permit would be required.

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017

MAP 1W

LEGISLATION & POLICY

South Saskatchewan Regional Plan (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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 40 Avenue SW and 50 Street SW, and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 100 metre walking distance of the site on 50 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017**

MAP 1W

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Glamorgan Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Loss of R-C1 zoning
- Goes against planning principles laid out for community
- Despite objection, there is minimal impact to adjacent neighbour, and there is good access to transit and shopping

Citizen Comments

Administration received two (2) letters in support of the application and two (2) letters in opposition.

Reasons stated for support are summarized as follows:

- No reasons provided, just a statement of support.

Reasons stated for opposition are summarized as follows:

- Area already has multiple multi-residential buildings, there is no need to further densify;
- Want area to remain R-C1, as that is reason for purchasing home there; and
- Concerns with increased traffic congestion, hazards, noise, and parking.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017**

MAP 1W

APPENDIX I

APPLICANT'S SUBMISSION

This application proposes the re-designation of a dwelling at 5027 – 40 Ave SW from R-C1 to R-C1s to allow for a legal and safe secondary suite. The lot is currently occupied by an oversized bungalow measuring 1180 sq. ft. which was originally constructed in 1971. The lot is located on one of the busiest intersections in the Glamorgan neighbourhood at the corner of 50 St. SW and 40 Ave. SW. The property only has one direct neighbour to the East at 5023 – 40 Ave. SW. To the North of the property is 40 Ave. SW and across is a large MC-1 zoned townhouse complex. To the West is 50 St. SW with another large MC-1 zoned townhouse complex. The property backs onto the large Glamorgan park to the South.

This property is ideal for R-C1s zoning for the following factors:

- Oversized bungalow built in 1971 in great shape. There is a side entrance with access to the basement allowing for the future construction of a fully legal and permitted basement suite that can meet all building safety codes.
- The lot is approximately 7,000 sq. ft. in size or about 40% larger than a regular 50 x 100 bungalow lot. The approximate measurements are 66 ft. by 110 ft., although the lot is not perfectly rectangular.
- On the land use map 1P2007 last updated on July 31, 2017 (section 1W), there are already cases of R-C1s spot zoning that have been approved. The applicant counts seven cases of spot zoning approvals. At first glance, they appear to be on smaller lots, with likely less available parking and on quieter streets where additional traffic and parking could become an issue.
- There is limitless street parking on both sides of 50 St and on the North side of 40 Ave.
- The property is adjacent to high density townhouse developments to the North and West.
- The property is located on a street with multiple bus stops. The 112 bus route travels along 50 St SW seven days per week. It is a popular downtown commuter connection.
- The property is located just off Richmond Road which has bus stops for the 93 bus which travels directly to the 45 St. C-Train stop. The C-Train station is located 2.8km away.
- The property is walking distance to three shopping plazas which could provide potential employment for residents: London Place West, Richmond Square and Co-op Richmond Road. Westhills and Signal Hill shopping centers are located a walking-distance away on the west side of Sarcee Trail.
- The property is a 2.2km walk to Mount Royal University. Future residents may include faculty or students.
- With a grocery store and bus stops and other shopping located meters away, a fully car-free lifestyle is completely possible. However, parking issues are often a concern for neighbours and others in the neighbourhood. This parcel features parking for up to 8 vehicles. There is a large pavement driveway on the North side of the property that can accommodate 4 cars. There is a double garage (at the south side of the parcel) with a driveway in front of it that can fit two additional cars. Access is off 50 St. SW.

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017

MAP 1W

APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

Hi Madeline - I am responding on behalf of the Glamorgan Community Association for LOC 2017-0240. The Glamorgan Community Association formally opposes this land use application in principal, as it is another example of the loss of our R-1 zoning. The Glamorgan Community Association formally objects to the application but more importantly to the Land Use change from R-C1 to R-C1 S. This designation along with the suite location goes against the planning principals that were laid out for our community. We are aware of and have received copies of objections to this Land Use by community residents.

Having said that, this is the very first application of it's kind within our community that makes sense. There is minimal impact to the adjacent neighbour and good access to shopping, bus and other resident needs. What is most unusual is the fact that the actual homeowner who resides in the home is making the application and will continue to reside in his home in the foreseeable future. That has not been the case with previous applications.

As always, if you require more information or further clarification, please let us know.

Respectfully submitted,

Beryl Ostrom
President,
Glamorgan Community Association.

Submitted September 17, 2017 via email

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

