

LAND USE AMENDMENT
GLENDALE (WARD 6)
GLENWOOD DRIVE SW SOUTH OF 17 AVENUE SW
BYLAW 225D2017

MAP 12W

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 May 18
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 225D2017; and	
1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1931 Glenwood Drive SW (Plan 1365GT, Block 20, Lot 6) 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 225D2017.	

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.

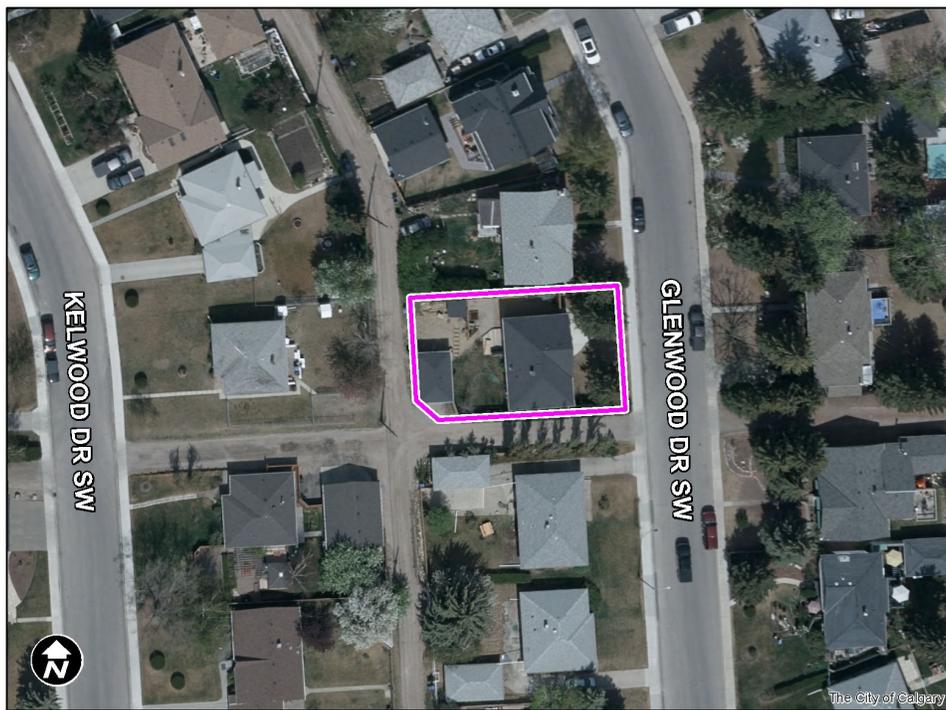
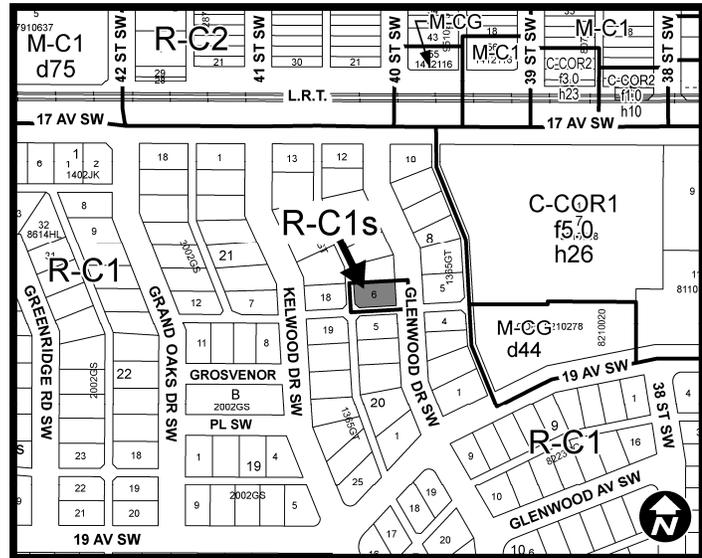
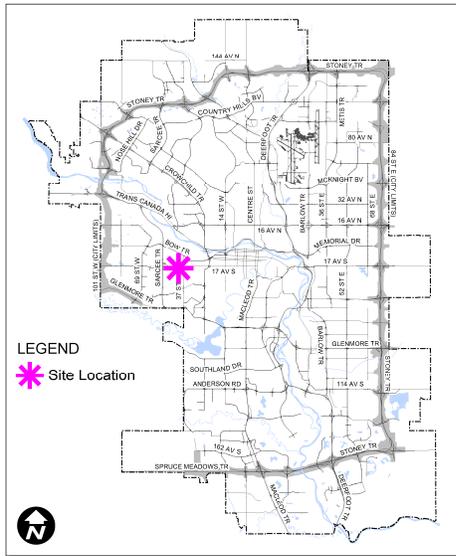
ATTACHMENT

1. Proposed Bylaw 225D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1931 Glenwood Drive SW (Plan 1365GT, Block 20, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 9 – 0

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Applicant:

Susan Holt

Landowner:

Susan Holt

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Glendale, the site is approximately 18 metres by 30 metres in size and is developed with a 1-storey single detached dwelling, and a detached one-car garage that is accessed from the side lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Glendale's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Glendale	
Peak Population Year	1969
Peak Population	3,950
2016 Current Population	2,809
Difference in Population (Number)	-1,141
Difference in Population (Percent)	-29%

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.

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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 Glenwood Drive SW and the rear and side lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site on 17 Avenue 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.

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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 did not receive a response from the Glendale/Glendale Meadows Community Association.

Citizen Comments

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- The proposal is reasonable and serves a commendable purpose;
- Does not detract from quality of community; and
- The property is well kept.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am submitting this application to facilitate the legal development of a secondary suite on the property.

It is my intention, subject to development approval processes, to develop a ground level accessible backyard suite with the potential to support my parents in the near term and to provide myself the opportunity to age in place.

This large mid block property is approximately 50' x 100' and has laneway access from two sides. There is room on site to develop additional accessory residential buildings and to ensure adequate space is available to expand or maintain the existing produce gardens. There is ample on street parking in front of the home and room at the rear of the property for additional parking if needed.

The property is close (125 m) to main line bus service along 17th Ave SW and is less than 500 m to a South Cross Town BRT stop. It is also located within a 5-10 min walk of both the 45th Street and Westbrook LRT stations (550 m & 750 m respectively). Additionally it is near (100 m) a City of Calgary Bikeway.

As a neighbourhood, Glendale is particularly well suited to multi-generational living and to aging in place. There are public and charter schools in or near the community and there is great connectivity via multiple forms of transportation to five post-secondary institutions (ACAD, Ambrose University, MRU, U of C and SAIT) as well as to downtown and all it has to offer for employment and leisure activities.

The property is within walking distance of grocery stores and financial and medical services; varied community amenities such as Killarney Pool, Westbrook Library, Wildflower Arts Centre; and senior's organizations such as Good Companions and Bow Cliff Seniors are all within a 1.5 km radius.

Thank you for your consideration.

APPENDIX II

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 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.

