

LAND USE AMENDMENT  
NORTH GLENMORE PARK (WARD 11)  
LANGTON DRIVE SW AND 55 AVENUE SW  
BYLAW 141D2017

MAP 32S

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite on the subject parcel. The proposed redesignation is not a result of a complaint and a suite does not currently exist on the subject site.

**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 March 09

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 141D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 93 Langton Drive SW (Plan 3057HP, Block 5, Lot 68) 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 141D2017.

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements of the R-C1s land use district.

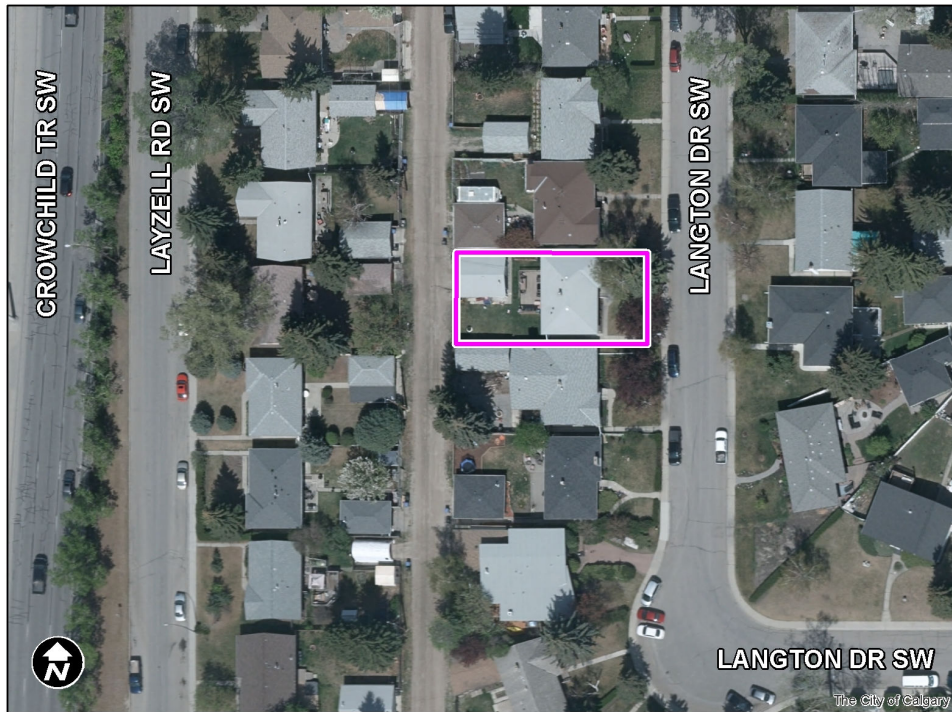
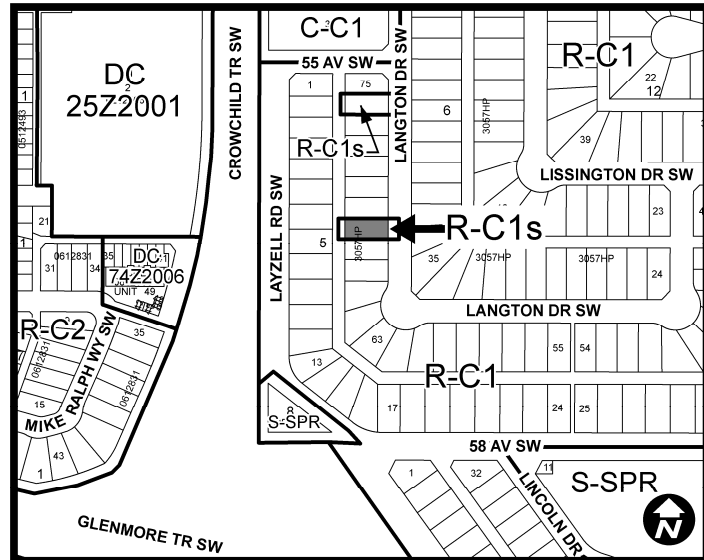
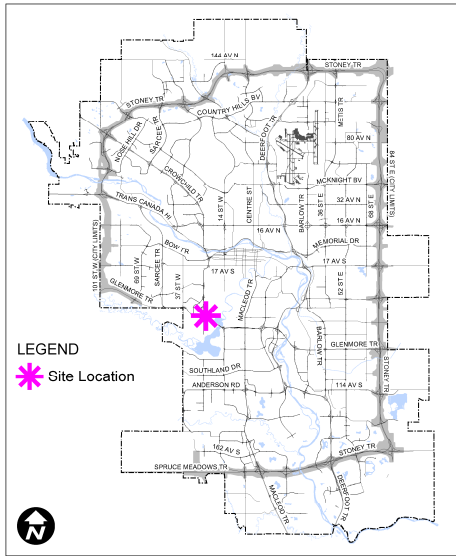
**ATTACHMENT**

1. Proposed Bylaw 141D2017

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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 93 Langton Drive SW (Plan 3057HP, Block 5, Lot 68) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**  
Absent: S. Keating

**Carried: 7 – 0**

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**Applicant:**

Phil L McKee

**Landowner:**

Phil L McKee  
Joanna C McKee

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site comprises one titled parcel in the community of North Glenmore Park. The property is a single storey dwelling, with a detached garage that has access from a rear lane. The subject site is surrounded by single detached dwellings designated R-C1 to the front, side and rear.

<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2016 Current Population	2,398
Difference in Population (Number)	-1,378
Difference in Population (Percent)	-36%

**LAND USE DISTRICTS**

The proposed Land Use Amendment of the subject site from R-C1 to R-C1s allows for future development of a secondary suite in addition to the existing single detached dwelling which occupies the subject parcel.

The subject parcel exceeds the R-C1s parcel size requirements (in parcel width, parcel depth and parcel area). As such the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (2009 – statutory)

The subject site is within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed Land Use Amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.
- *Transit-Supportive Density and Uses* policies encourage increased densities in close proximity of the Primary Transit Network by targeting residential and employment intensities within 400 metres of a transit stop.

The subject site is not located in an area with an applicable Area Redevelopment Plan.

## **TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

The site is approximately 315 metres from a transit stop for bus routes 7, 18, 20, 63 and 72 with service to the Westbrook LRT station and the downtown core.

## **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.

## **ENVIRONMENTAL ISSUES**

None.

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**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this Land Use Amendment application.

**GROWTH MANAGEMENT**

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

North Glenmore Park Community Association was circulated on this file and no comments were received by CPC Report submission date.

**Citizen Comments**

Administration received one letter of objection, summarized as follows:

- Concerns regarding limited on-street parking;
- Congestion from proposed development; and
- Devaluation of property value.

**Public Meetings**

None required.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am submitting this application to have my property rezoned and the ability to build a secondary suit. The main reason for this suit is to have a place for my wife's parents to live during their transition into a care facility. Our future plan for the suit is to have a place for our daughters to live independently while they attend university. We are in a great location with MRU a short 10min bike ride, and with the bus routes to the UofC and down town Calgary being extremely accessible. There will be a parking space in the garage that my inlaws will use and in the future depending on the needs of our two girls this space would be available for them as well.