

**LAND USE AMENDMENT
GLENDALE (WARD 6)
GRANLEA PLACE SW, WEST OF GATEWAY DRIVE SW
BYLAW 82D2017**

MAP 12W

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 backyard 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 parcel.

PREVIOUS COUNCIL DIRECTION

On 2016 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 January 26

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 82D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 36 Granlea Place SW (Plan 6182HM, Block 5, Lot 22) 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 82D2017.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan (MDP) and Transit Oriented Development (TOD) Policy Guidelines. The subject parcel is a pie shaped lot that exceeds the lot area requirements of the R-C1s land use district and is within 400 metres of the 45th Street LRT Station.

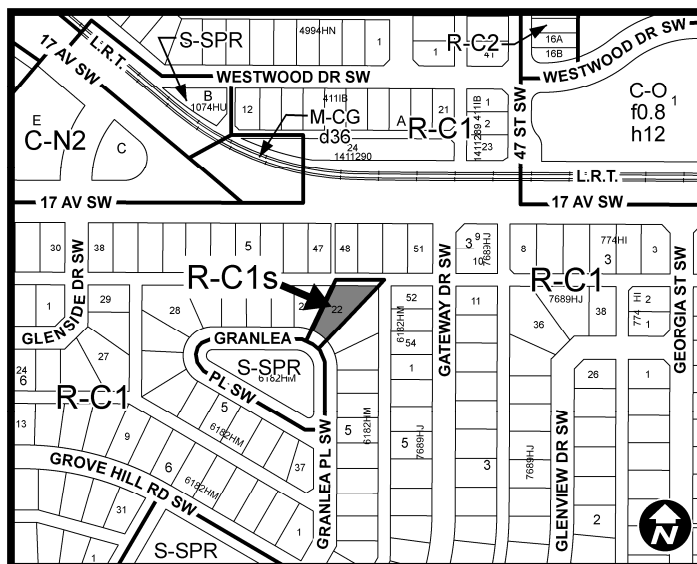
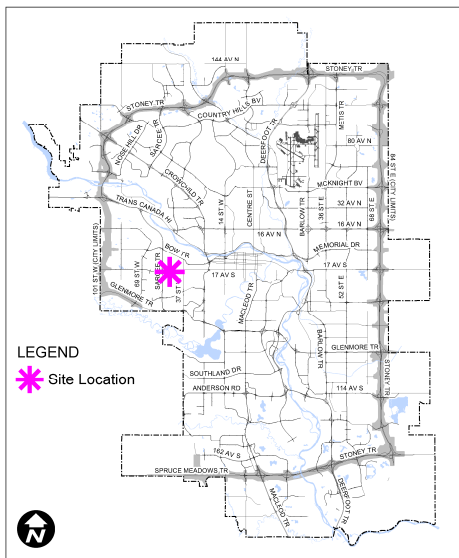
ATTACHMENTS

1. Proposed Bylaw 82D2017
2. Public Submissions

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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 0.08 hectares \pm (0.21 acres \pm) located at 36 Granlea Place SW (Plan 6182HM, Block 5, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 8 – 0

Comments from Mr. Wright:

- There were 12 applications to change the land use to allow for secondary suites in 11 communities on the January 26, 2017 Planning Commission Agenda. Those 11 communities have lost a cumulative total of more than 12,000 people since reaching their peak population. For example the community of Glendale has dropped 1,149 people (29 percent) since its peak population, but generated 46 letters opposing these two applications (LOC2016-0314 and LOC2016-0323). This may be a great place to use tactical engagement to talk through concerns.

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Applicant:

Marilyn Blattler

Landowner:

Barbara Noreen McMillan

PLANNING EVALUATION

SITE CONTEXT

The subject site comprises one titled parcel in the community of Glendale. An existing single storey detached dwelling is located on the parcel with a rear lane. The subject site is located within a P-Loop neighborhood configuration consisting of a small green space in the center of the loop. The subject site is surrounded by single detached dwellings to the side and rear.

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 redesignation allows for future development of a backyard suite in addition to the existing single detached dwelling which occupies the subject parcel.

A development permit application DP2016-5019 for a proposed single detached dwelling including a detached garage is under review to replace the existing single detached dwelling. The applicant is proposing to amend the plans once the land use redesignation is approved that will indicate a suite within the proposed detached garage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory) (MDP)

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.

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- *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.

TOD Policy Guidelines

The subject site is within 600 metres of the existing 45 Street LRT station therefore falling within the boundaries considered as a Transit Oriented Development Planning Area.

- Density should be increased around transit stations while relating to the surrounding context and particular station type. Density should be placed in locations with the best access to transit and local public systems"

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 located approximately 160 metres from the transit stop, servicing Route 2, with service to the 45 Street LRT station and the downtown core. Site also located approximately 390 metres from the 45 Street LRT station.

The subject parcel falls within the restricted residential parking zone. Parking restrictions (by permit only) apply.

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. A utility easement is currently registered on the subject parcel to protect the water main. (URW 6182HM)

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ENVIRONMENTAL ISSUES

None.

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

Glendale/Glendale Meadows Community Association was circulated and provided a letter of non-support for the proposed redesignation dated December 22, 2016.

Citizen Comments

Nineteen (19) Glendale residents have opposed the redesignation through emails, letters and a petition, raising a number of concerns which can be summarised as follows:

- Parking in the area is restricted therefore limited on street parking is available.
- Rear lane is currently congested with illegal parking from the nearby 45 Street LRT Station and is being used as a shortcut. Suite will further exacerbate the problem with increased traffic.
- Rental properties create transient residents that have negative impacts on neighbourhoods through low upkeep, increased crime and lack of community involvement.
- Will set precedence for higher density which the residents do not feel is justified given that the community has agreed to allow for density along 37 Street SW as part of the Main Streets Project.
- Would like to retain the R-C1 district as residents have committed to a single family housing neighbourhood.
- Impact on property values.
- The applicant's motive seems insincere. Neighbourhood believe it to be a real estate ploy.

One (1) Glendale resident has provided an email in support of the land use amendment.

A Petition against Any Form of Secondary Suite within Granlea Place SW was received in opposition of the redesignation by residents within Granlea Place. A total of 38 signatures were collected.

Public Meetings

None Required.

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APPENDIX I

APPLICANT'S SUBMISSION

Regarding the application for Land Use Re-designation (R-C1 to R-C1s) of the property at 36 Granlea Place SW Calgary, AB T3E 4K2.

The applicant is requesting a re-designation from R-C1 to R-C1s in order to place a backyard suite above a proposed double garage that is to be installed in the back NE corner of the lot that will be accessed off the back alley. The lot has just been purchased and a development permit application is presently being prepared for the house redevelopment and the addition of a garage. If/when this re-designation to an R-C1s zoning is approved we would amend the permit to include the suite above the garage.

In the immediate future, the backyard suite will help to enable the new owner to have the potential for additional revenue to assist with his mortgage obligations. With the economic issues facing Calgary at this time, this would provide some additional financial security. In years to come this suite may also be beneficial to a young family with small children to incorporate a live-in nanny. There is also the possibility that it may be used as a home office /study space for the owner of the home, or possibly a suite for an aging family member.

36 Granlea Place SW is a large pie shaped lot with plenty of room for the garage suite and still leaves a large backyard area to enjoy outdoor living. The renovation and addition of a garage/backyard suite is well under the maximum of 45% building coverage allowed on the lot.

The suite would be located within minutes of walking to the west LRT station located near 45 St. SW and would be a great location for anyone needing quick and convenient access to downtown Calgary for a work placement or anywhere the LRT may take them. The community has ample access to community green spaces and volunteering positions which promotes healthy, active lifestyle.

We believe this to be a win-win situation for both the owner of the property and the City of Calgary in helping to house citizens in a well developed community in a legal suite which is reasonably priced with great access to transportation and community services.