

**LAND USE AMENDMENT
GLENDALE (WARD 6)
NORTH OF 19 AVENUE SW AND EAST OF GLENMOUNT DRIVE
SW
BYLAW 83D2017**

MAP 12W

EXECUTIVE SUMMARY

This application proposes amend the land use district of the subject site from Residential-Contextual One Dwelling (R-C1) District to Residential-Contextual One Dwelling with a Secondary Suite modifier (R-C1s) in order to accommodate a secondary suite within the basement of the existing single detached dwelling. A Secondary Suite does not currently exist and this application is not the 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 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 83D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 4320 – 19 Avenue SW (Plan 2002GS, Block 23, Lot 11) 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 83D2017.

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 and complimentary with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and allows for a development that has the ability to meet the intent of Land Use Bylaw (LUB) 1P2007. The parcel is accessed from the rear lane where there is a double-vehicle garage and single outdoor parking space and will be able to accommodate the required onsite parking. Furthermore, Transit is within close proximity to the site.

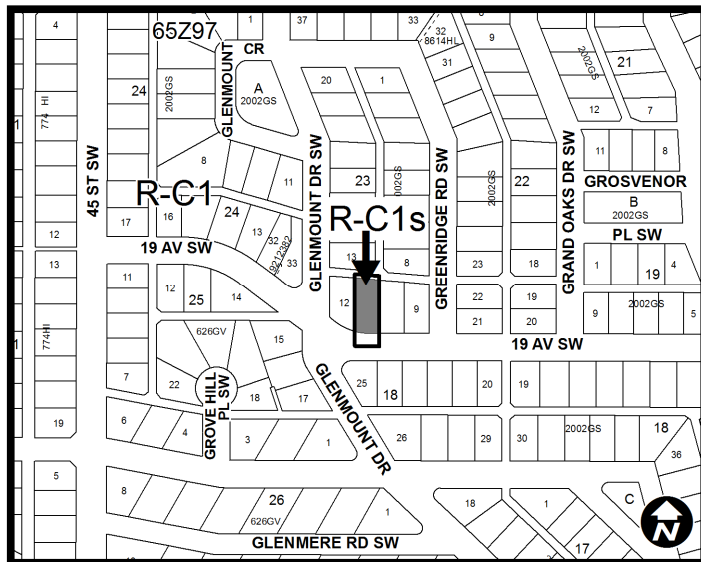
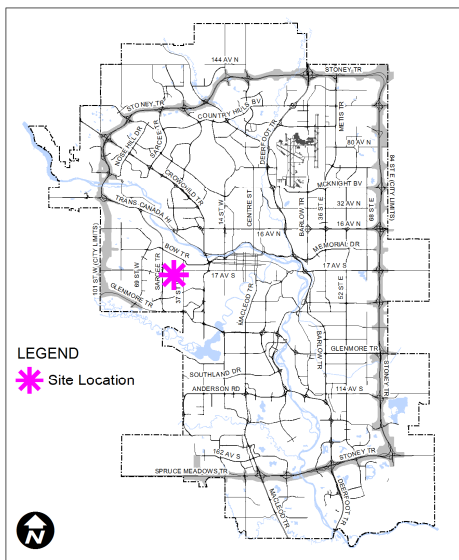
ATTACHMENTS

1. Proposed Bylaw 83D2017
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 0.07 hectares \pm (0.18 acres \pm) located at 4320 – 19 Avenue SW (Plan 2002GS, Block 23, Lot 11) 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:

Ba Hung Ngo

Landowner:

Thi Thuy Hien Bui
Cyrille Deces-Petit

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within a low density Residential Contextual One Dwelling (R-C1) district in the community of Glendale. The site is developed with a single detached dwelling that has a detached, rear facing, two vehicle garage which is accessed from the lane. The site is approximately 540 metres from the 45 Street LRT station and 520 metres from a bus stop that provides service to the downtown core as well as various school sites.

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 can accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The subject site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum of two (2) onsite parking stalls and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use amendment does not constitute approval of a specific Secondary Suite type, but rather it allows for an additional dwelling unit (in the form a Secondary Suite) to be considered via the development permit process.

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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).

Municipal Development Plan (MDP) (2008 – Statutory)

The subject site is located within the “Developed Inner City” area, as shown on Map 1 – “Urban Structure.” The MDP makes no specific reference to the subject site but is in keeping with MDP policy relating to the Transit-Supportive Land Uses, Developed Residential Areas and Inner City Areas.

Transit-Supportive Land Use Framework policies (section 2.2.2) encourage increased development densities in proximity of the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops, in areas deemed appropriate through the Local Area Planning process and in accordance with the Typology Thresholds (MDP Part 3). The subject site is approximately 540 metres from the 45 Street LRT station, which is outside of the 400 metre target but still considered within proximity. The subject site is also approximately 400 metres from a transit stop serviced by Route 93.

Developed Inner City Residential Areas (section 3.5.1) policy supports moderate intensification in a form and nature that respects the scale and character of the neighborhood. Sites within the Inner City policy area (section 3.5.2) may intensify if the intensification is modest, consistent and compatible with the existing character of the neighborhood. The proposed amendment aligns with these policies as it only adding one (1) additional suite to the area, situated within an existing single detached building form.

TRANSPORTATION NETWORKS

The subject site is approximately 540 metres from the 45 Street LRT station as well as 520 metres from a transit stop serviced by Route 2 (downtown core) and Routes 698 and 699 (various school sites). Another transit stop is approximately 400 metres away and is serviced by Route 93 (Signal Hill Shopping centre).

UTILITIES & SERVICING

Water, sanitary and storm 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 onsite servicing may be required depending on the type of secondary suite proposed and would be addressed at the development permit stage.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the CPC Report deadline.

Citizen Comments

Twenty seven (27) letters of objection from the surrounding neighbors have been received by the CPC Report deadline. The provided reasoning for their opposition can be summarized as follows:

- Opposition to “spot zoning”.
- Opposition to any land use changes whatsoever.
- Opposition to Secondary Suites anywhere within Glendale and belief that surrounding communities are more appropriate as they are already zoned for multi-family infill.
- Opposition to having “Renters” in the neighborhood, perceiving them as transient, potential criminals and generally do not make good neighbors.
- Perceived traffic increase and safety decrease within neighborhood and the rear lane.
- Perceived increase in on-street parking.
- Perceived loss of property values.
- Planning to identify suitable areas for secondary suites should be undertaken prior to allowing them at the Land Use Amendment or Development Permit stages.

Public Meetings

No public meetings were held by either the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a Land Use Redesignation because we are planning to renovate the basement of the house and would like to take this opportunity to convert the basement in 2 bedroom suite. We are planning these renovations considering:

- The house has been built in 1954. While well-maintained, most of the surfaces in the basement need to be refreshed from floor to ceiling.
- The house has a separate entrance on the side, which provides a direct access to the basement through a straight staircase.
- The basement already has a shared area where are located the furnace, the hot water boiler tank, the laundry machine, the laundry dryer, and the electrical panel.

We believe this Land Use Redesignation should be approved for the following reasons:

- The house sits on a very large lot (700 m²), with a large garage for 2 cars. Besides the garage, a third car can be parked on the existing gravelled area of the lot.
- The property is close to public transit, shopping and schools, which provides an ideal location for starter families.

We would like to thank you in advance for considering our application.