

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
54 AVENUE SW EAST OF LISSINGTON DRIVE SW
BYLAW 84D2017

MAP 32S

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite. The application was not submitted as a result of a complaint, and there is not an existing suite.

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 84D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2343 – 54 Avenue SW (Plan 3057HP, Block 12, Lot 2) 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 84D2017.

REASON(S) FOR RECOMMENDATION:

This proposal conforms with the applicable policies of the Municipal Development Plan (MDP). The subject parcel exceeds the lot area, width, and depth requirements.

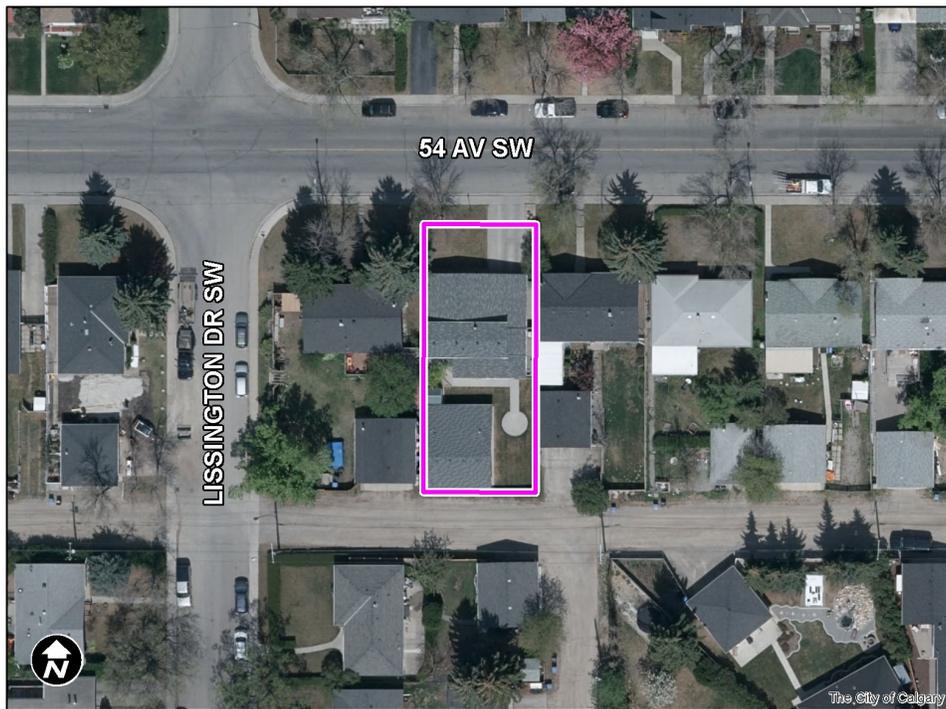
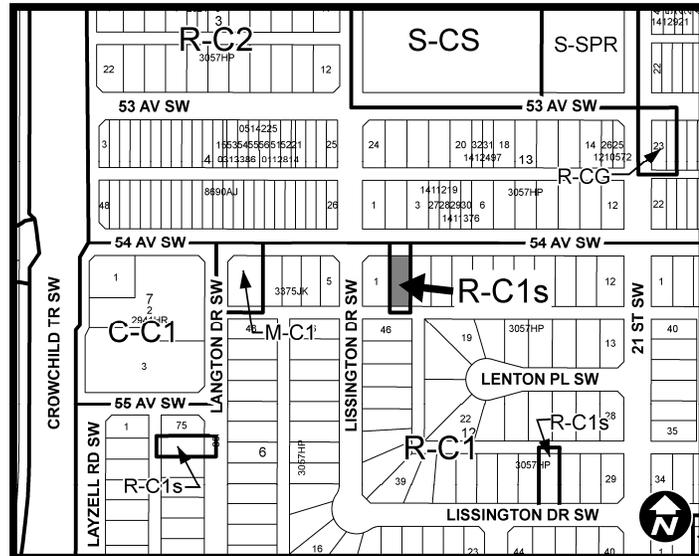
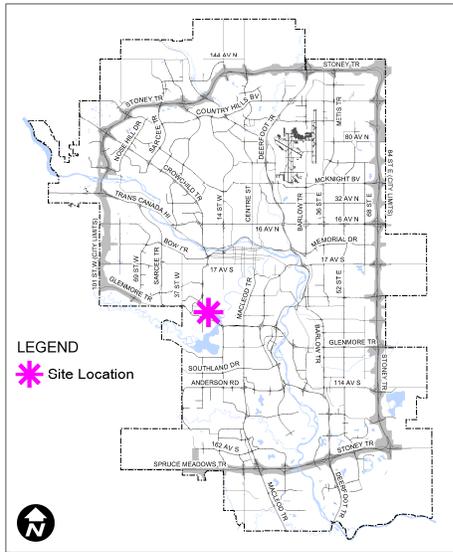
ATTACHMENTS

1. Proposed Bylaw 84D2017
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 0.05 hectares ± (0.12 acres ±) located at 2343 – 54 Avenue SW (Plan 3057HP, Block 12, Lot 2) 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

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Applicant:

Kodie Dewar

Landowner:

Kodie R Dewar
Tom Sorge

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of North Glenmore Park on 54 Avenue SW just east of Lissington Drive SW. Surrounding development consists of low-density residential to the north, south, east, and west. The subject site is within Residential Parking Zone II, which currently has no parking restrictions. The site benefits from lane access off of Lissington Drive SW.

North Glenmore Park	
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 R-C1s District allows for the development of a Secondary Suite or Backyard Suite in addition to a Single Detached Dwelling on the parcel.

The subject site exceeds the R-C1s parcel size requirements. 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. Relaxations to various land use provisions may also be considered at the development permit stage.

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 identified 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.

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

TRANSPORTATION NETWORKS

The subject site abuts a bus stop for the eastbound #7 bus route that provides service to the downtown core and LRT stations. Approximately 75 metres from the subject site is a bus stop for the westbound Route 7 bus that connects to a bus loop approximately 205 metres away which provides access to the 18, 20, 63, 107, 182, and 306 bus routes. These routes provide service to the Mount Royal bus loop, Westbrook LRT station, Shaganappi Point LRT station, and the downtown core and LRTs.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment. Therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and provided no comments.

Citizen Comments

Four letters of objection were received by adjacent landowners, their concerns include:

- Desire to remain an R-C1 neighbourhood and that zoning restrictions should be upheld;
- This application paves the way for others to follow;
- Pressure on neighbours' parking; and
- Contract with the city based on specific land use upon purchase of home.

Administrations Comments:

The MDP encourages higher residential densities and the increase to mix of housing choices. The subject parcel has the ability to meeting parking requirements under Land Use Bylaw 1P2007.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Thank you for taking the time to review my application to re-zone my property at 2343 54 AV SW, Calgary, AB. The main reason for this application is simply to create a legal income suite in my first property, helping to generate income. With the city waiving the fees to re-zone land, there is no better time to do this than now. The City of Calgary has expressed the need to densify the inner city, and I couldn't agree more. I believe the neighbourhood that I have purchased this house in can fully accommodate a secondary suite; it is close to Mount Royal University, downtown and well situated for public transit. The suite will help to create affordable housing for individuals wanting to live in close proximity to the downtown core.

The suite I plan to build will be a one bedroom living space, with available tenant parking located at the front driveway of the house. The available driveway parking will ensure that the neighbourhood street parking does not get congested with an additional person living on the property.

I believe this application is the definition of densifying the inner city of Calgary and helping to provide affordable housing to individuals looking for accommodation close to downtown.