

**Land Use Amendment in Crestmont (Ward 1) at 47 Crestridge Way SW,  
LOC2020-0153**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 47 Crestridge Way SW (Plan 0312036, Block 6, Lot 15) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1s) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 17:**

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 14D2021** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 47 Crestridge Way SW (Plan 0312036, Block 6, Lot 15) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1s) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for an existing secondary suite in the basement of a single detached home.
- The proposed R-C1s District accommodates the use of a secondary suite, is compatible with the adjacent land use and conforms to relevant policies of the *Municipal Development Plan* and *Revised West Calgary Area Structure Plan*.
- What does this mean to Calgarians? More choice in the types and affordability of housing available and can promote more efficient uses of existing infrastructure.
- Why does this matter? This redesignation will allow the landowner to apply for a building permit and bring the existing suite into compliance with the Alberta Building Code.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application (see Attachment 2 for Applicant Submission) was submitted by the landowner Greg Oilund on 2020 October 27. The 0.06 hectare parcel in the community of Crestmont is currently developed with a single detached dwelling and driveway access from the street. According to the applicant, there is an existing secondary suite in the basement of the home, and they indicated the suite will remain unoccupied until the proper approvals are in place. To Administration's knowledge, the application was not submitted as a result of a complaint.

The existing DC land use is based on R-1 of Bylaw 2P80, which does not allow for secondary suites. The proposed R-C1s land use designation allows for secondary suites.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant contacted the Crestmont Community Association as well as many of the surrounding neighbours.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

No letters were received by Administration from any of the adjacent neighbours.

Administration received an email from the Crestmont Community Association regarding the application, dated 2020 November 26. The Crestmont Community Association has no objection to the application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The recommended land use allows for a secondary suite on the site, which may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

**Economic**

The proposed land use amendment enables the existing basement suite to be used, providing additional housing opportunities in the neighbourhood.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

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**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Letter
4. **Proposed Bylaw 14D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform