

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
WEST OF LISSINGTON AVENUE SW AND 21 STREET SW
BYLAW 254D2016

MAP 32S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from Residential – One Dwelling (R-C1) District to Residential – One Dwelling (R-C1s) District to allow for a secondary suite.

The subject application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2016 August 11
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 Bylaw254D2016; and	
<ol style="list-style-type: none">1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 33 Lissington Drive SW (Plan 3057HP, Block 22, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 254D2016	

REASON(S) FOR RECOMMENDATION:

The propose R-C1s District which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite) which are compatible and complementary to the established low density character of the community. The proposal also conforms to the relevant policies of the Municipal Development Plan.

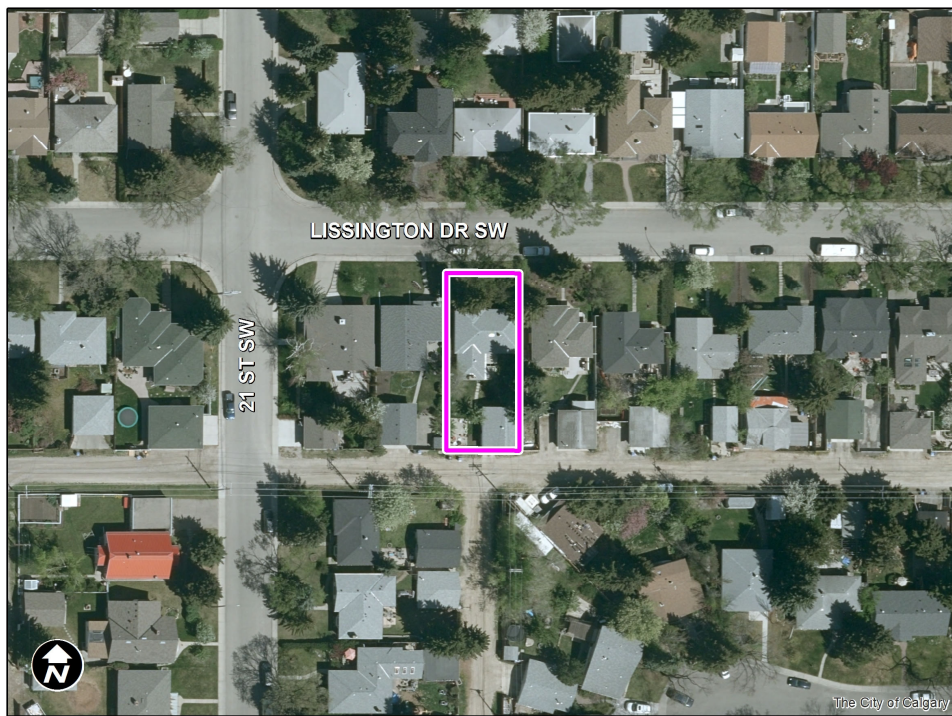
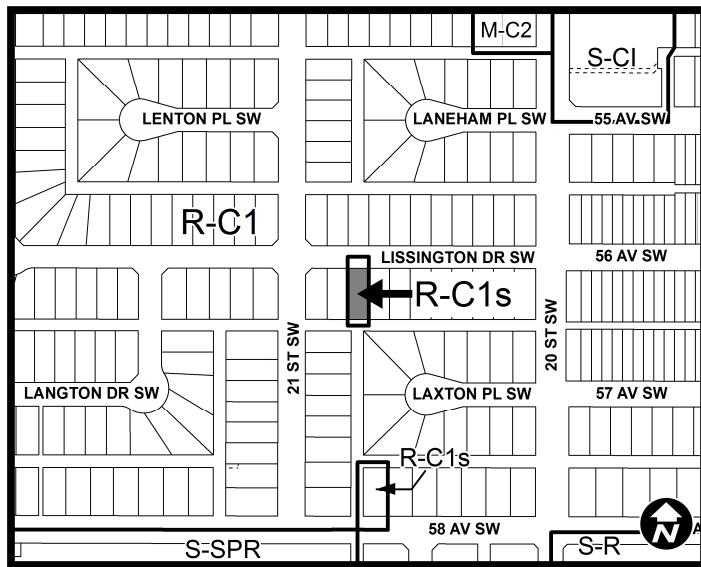
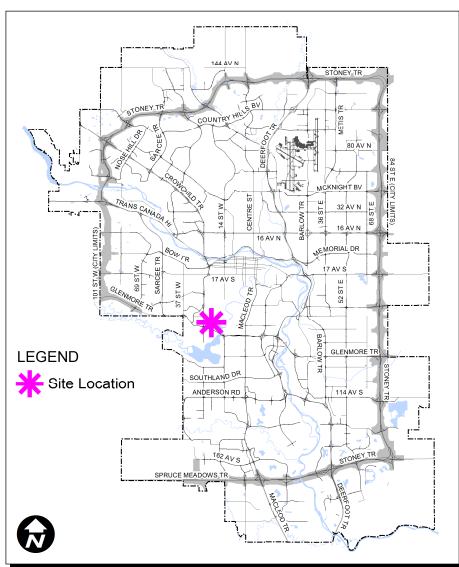
ATTACHMENT

1. Proposed Bylaw 254D2016
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 0.06 hectares \pm (0.14 acres \pm) located at 33 Lissington Drive SW (Plan 3057HP, Block 22, Lot 3) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

Reasons for Approval from Ms. Gondek:

- Indicating that one's personal opinion is the "transient renters are a risk to children in the neighbourhood" is not a planning principle, nor is it a substantiated argument. In fact, it is an offensive statement about a segment of the population that has the same rights to shelter. Renters are neither a sub-class of people, nor are renters a special criminal segment of the population.

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Applicant:

Permit Masters

Landowner:

Janene Dipiano
Sarah Soloman

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential setting in the community of North Glenmore Park, the site is approximately 15.0 metres x 48.4 metres in size. The site is two lots west of the corner of 21 Street SW and Lissington Avenue SW and is developed with a singled detached dwelling with a detached garage accessed from the rear lane.

North Glenmore Park	
Peak Population Year	2011
Peak Population	2,386
2015 Current Population	2,380
Difference in Population (Number)	- 6
Difference in Population (Percent)	- 0.25%

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite (Basement) as a permitted use; or
- Backyard Suite as a discretionary use.

The subject site meets the minimum parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions.

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

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcel is located within the Residential, *Developed – Established Area* as identified on *Map 1: Urban Structure* of the MDP). While the MDP does not make specific reference to the site, the proposal is in line with a number of MDP policy areas including: *Residential – Developed, Neighbourhood Infill & Redevelopment and Housing Diversity & Choices* policies.

TRANSPORTATION NETWORKS

The site is approximately 300 metres from the nearest transit stop, servicing Route 7 with service to Marda Loop and 400 metres from the transit stop, servicing the Route 107 with service to Downtown. Additionally, the site is 650 metres from the 54 Avenue bus station that services the Routes 7, 18, 20, 63, 72, 107, 182, 306.

There are no parking restrictions and there is an existing rear lane.

UTILITIES & SERVICING

Water, sanitary 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 on-site servicing may be required depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by Administration by the CPC report submission date.

Citizen Comments

Five citizen letters of objections were received by Administration in response to this application. The objections against this application can be summarized as follows:

- Increase in on-street parking;
- The property owner does not qualify for a secondary suite;
- Transient renters are a risk to children in the neighbourhood; and
- The proposal will change the character of the neighbourhood.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This proposal is to re-designate the subject site located at 33 Lissington Drive SW from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for a secondary suite in the existing basement.

It is of the opinion of the applicant that this land use re-designation should be supported for the following reasons:

- The land use re-designation is supported by the above noted policies outlined in the Municipal Development Plan
- The site has laneway access and ample parking available. There will be no negative impact on neighbouring properties in respect to on street parking or an overload of vehicles at the property
- The site is serviced by multiple public transit routes, encouraging tenants that may not have access to a vehicle and wish to utilize these services
- The amenity of the neighbourhood will not be compromised, and the impact on adjacent properties is non-existent
- The property has a large, mature backyard that will provide desirable amenity space for future tenants
- Community consultation with the neighbours will occur with the goal to mitigate any potential concerns expressed by neighbours
- The homeowner is well aware of the Building Permit process that will occur after receiving the proper land use designation and holds the safety of tenants as a top priority