

LAND USE AMENDMENT  
NORTH GLENMORE PARK (WARD 11)  
LANGTON DRIVE SW SOUTH OF 55 AVENUE SW  
BYLAW 189D2016

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 the potential development of a Secondary 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)**

2016 June 02

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 189D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 117 Langton Drive SW (Plan 3057HP, Block 5, Lot 74) 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 189D2016.

**REASON(S) FOR RECOMMENDATION:**

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

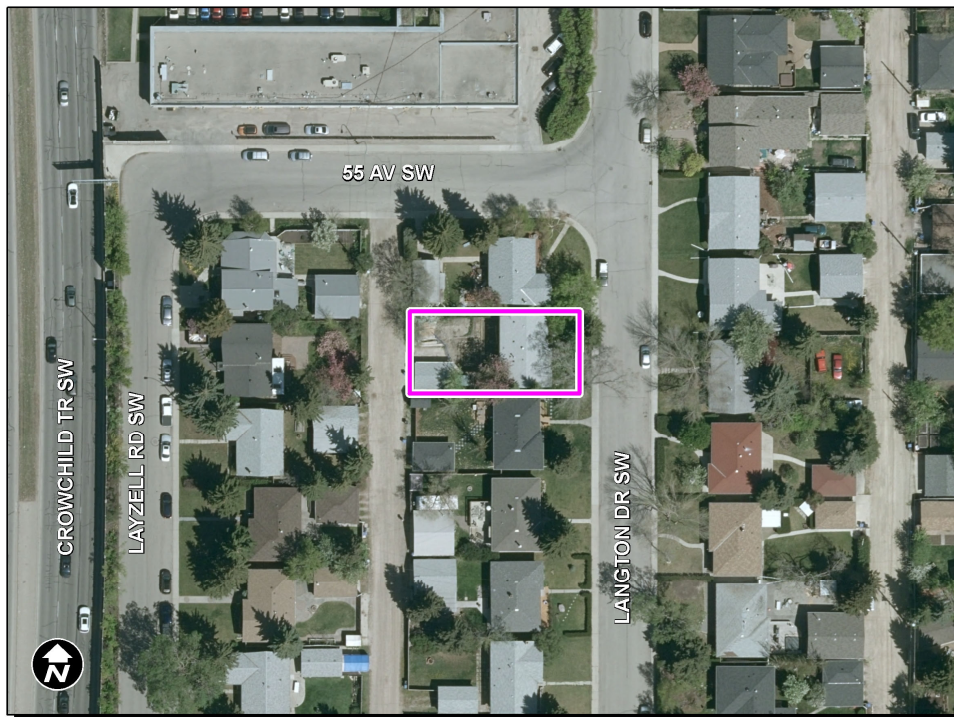
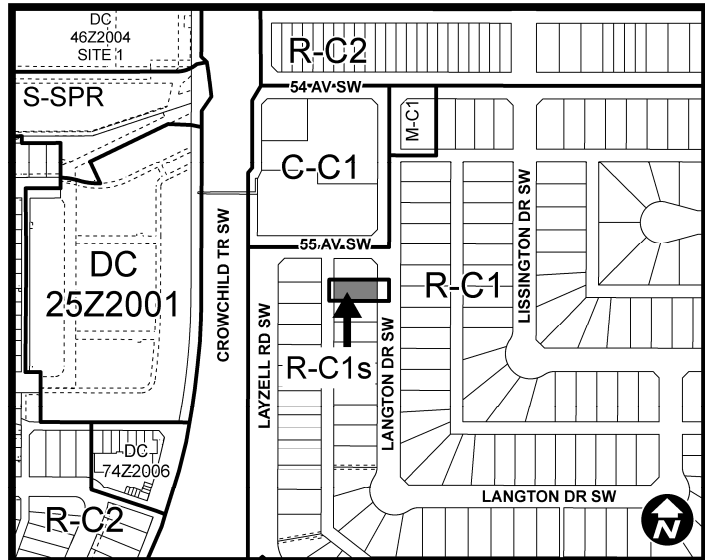
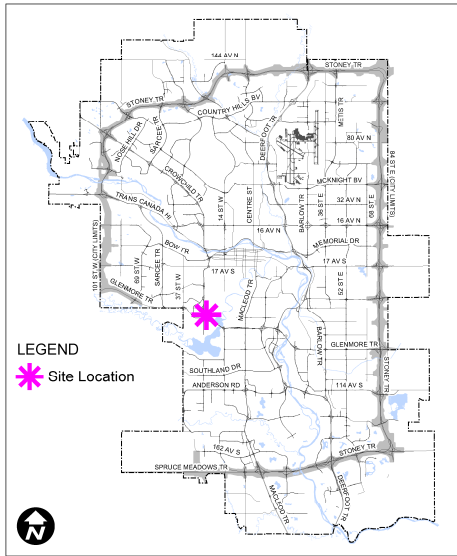
**ATTACHMENTS**

1. Proposed Bylaw 189D2016
2. Public Submission

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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 117 Langton Drive SW (Plan 3057HP, Block 5, Lot 74) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 6 – 0**

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**Applicant:**

Daniel Burndorfer

**Landowner:**

Daniel Burndorfer  
Karl Burndorfer

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of North Glenmore Park on Langton Drive SW just south of 55 Avenue SW. Surrounding development consists of low-density residential to the south, east and west and a commercial area 40 metres to the north adjacent to Crowchild Trail SW. The site benefits from lane access off of 55 Avenue SW.

<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2015 Current Population	2,386
Difference in Population (Number)	± 1,390
Difference in Population (Percent)	-37%

**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 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**

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.

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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.

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

### **TRANSPORTATION NETWORKS**

The subject site is approximately 200 metres away from a bus loop on 54 Avenue S.W., just East of Crowchild Trail S.W. This bus loop provides access to the 7, 18, 20, 63, 72, 107, 182, and 306 bus routes, which provide service to the Mount Royal bus loop, the Westbrook LRT station, the Shaganappi Point LRT station, and to the Downtown core/ LRT's.

### **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.

### **ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

### **GROWTH MANAGEMENT**

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

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## PUBLIC ENGAGEMENT

### Community Association Comments

The Community Association was circulated and provided no comments.

### Citizen Comments

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

- Desire to remain an R1 neighbourhood
- Don't want to be in an area zoned for secondary suites
- Increased pressure on traffic
- This application paves the way for others to follow
- Pressure on neighbours parking
- Contract with the city based on specific land use upon purchase of home
- Not all neighbourhoods need to be zoned for secondary suites
- Zoning changes should only happen with consent of majority of neighbourhood owners

### Public Meetings

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The secondary suite process has been made more economical and easier. Being rezoned for a secondary suite would allow me to pay off my mortgage on a more reasonable timeline.

The residence is situated in North Glenmore Park. It is close to down town, and within walking distance to Mount Royal University and bus stations.

The lot also has a garage and parking pad in the back alley, so will not put an additional strain on parking area.

For these reasons I believe it is a great candidate for rezoning.