

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
LISSINGTON DRIVE SW, WEST OF 21 STREET SW
BYLAW 197D2016

MAP 32S

EXECUTIVE SUMMARY

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

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 16

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 197D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 64 Lissington Drive SW (Plan 3057HP, Block 12, Lot 32) 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 197D2016.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements of the R-C1s land use district.

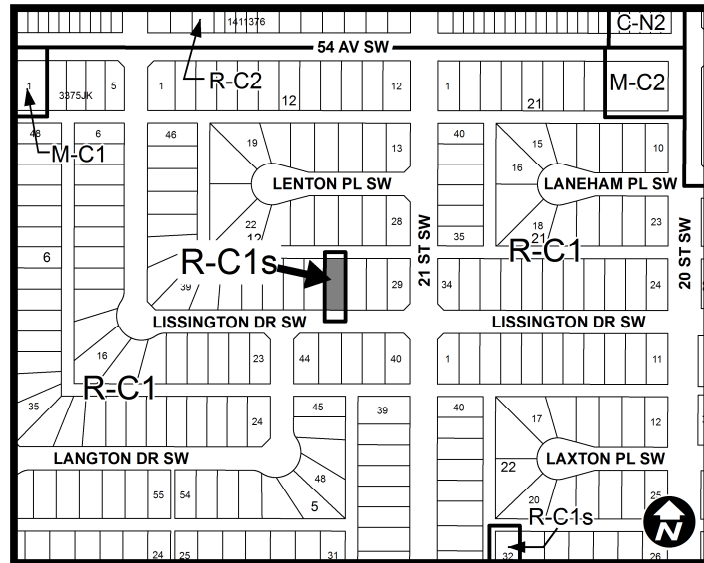
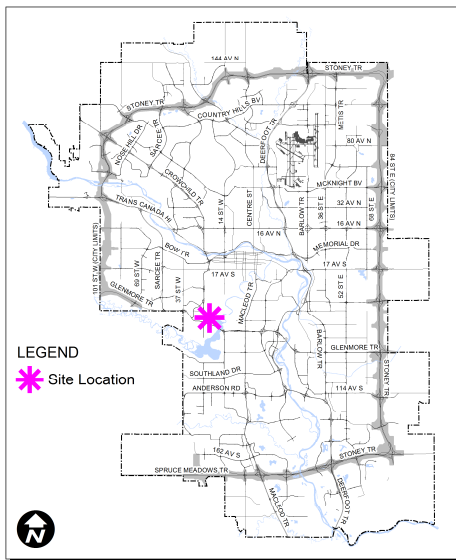
ATTACHMENT

1. Proposed Bylaw 197D2016

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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 64 Lissington Drive SW (Plan 3057HP, Block 12, Lot 32) from Residential – Contextual One Dwelling (R-C1) District to Residential Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 7 – 0

Comments from Ms. Gondek:

- If people truly feel that renters are somehow substandard residents of the city, let me provide the following research:
 1. Ruef and Kwon – study of neighbourhood associations and social capital in the US; interviewed 29,733 people across US communities; found that renters are more likely to join neighbourhood associations to foster sense of community and encourage social cohesion, while homeowners are likely to join a group to preserve land value often at the expense of fostering inclusiveness.
 2. Goodbrand 2016 – Master’s thesis on experiences of renters in secondary suites; results indicate suite rental is typically transitional and related to a life circumstance; some also rent suites at a lower rent to save for down payment because they aspire to be homeowners; the stigmatization they feel at renting a basement suite is real and creates a misperception of the character of suite renters.
- The summary of these two pieces of research is:
 1. Renters provide a good balance in a neighbourhood because their interests are motivated by sense of belonging, rather than preservation of property value.
 2. We are contributing to mislabelling and entire segment of our population if we take the perspective that secondary suites bring renters who will not be good neighbours.
- If we can agree that a mix of rental and owned properties contribute to a healthy community, then could we include the statistics from community profiles the report on ownership and rental? This would be in keeping with the goals of the Municipal Development Plan, which states that communities should be “diverse” and “inclusive”. I would ask respectfully the Council consider the addition of that statistic in the table we have in the “Site Context” section of our reports from Administration.

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Applicant:

Victor Benoit

Landowner:

Victor Benoit

PLANNING EVALUATION

SITE CONTEXT

The subject site comprises one titled parcel in the community of North Glenmore Park. The property is a single storey detached dwelling, with a garage to the rear elevation accessed from a rear lane. The subject site is surrounded by single detached dwellings to the front, side and rear.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3776
2015 Current Population	2386
Difference in Population (Number)	-1390
Difference in Population (Percent)	-37%

LAND USE DISTRICTS

The proposed redesignation of the subject site from R-C1 to R-C1s allows for future development of a secondary suite in addition to the existing single detached dwelling which occupies the subject parcel.

The dimensions of the subject parcel exceed the minimum parcel width, parcel depth and parcel area requirements of the R-C1/R-C1S land use district.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is 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.

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- *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 in an area with an applicable Area Redevelopment Plan.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The site is approximately 295 metres from an eastbound Route 7 bus stop that provides service to the downtown core and LRT and 305 metres from a westbound Route 7 bus stop that provides service to a bus loop on 54 Avenue SW

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements.

ENVIRONMENTAL ISSUES

None.

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

North Glenmore Park were circulated and provided no comment on this application.

Citizen Comments

One letter of opposition was received raising a number of comments which can be summarized as follows:

- Renters have a negative influence on the neighborhood they live in through a lack of respect to home owners, lack of property upkeep, do not assimilate into the neighborhood and cause parking problems;
- A redesignation to RC-1 would change the character of the neighbourhood.

With respect to the comments noted above Administration would respond as follows:

- Administration evaluates land use amendments based on the policies adopted by Council. Administration does not base its decision on the user of a property, rather whether the proposal conforms (or does not conform) to the Policies adopted by Council;
- Administration does not consider that the introduction of a secondary suite or backyard suite through an RC-1 land use amendment would harm the character of the neighbourhood.

Public Meetings

None required.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making this application as the owner and current occupant of the property to support the city initiative of increasing land use density in a responsible manner.

My property is an inner city property that can easily provide a basement suite opportunity and provide one more unit of affordable housing at a very small cost yet reducing impact on environment, city roads and infrastructure.

The property includes a bungalow on a 55 by 120 ft lot, with an existing basement suite created in the 1980's and a two car garage and parking pad at the rear.

Property is:

- Within a 30 min walk or 18 min bus ride of Mount Royal University
- Within a 40 min walk or 16 min bus ride of Rocky View General Hospital
- Within a 20 min bus ride of Downtown core
- Served by multiple bus lines: 7, 18, 20, 73, etc
- Close to green space