

LAND USE AMENDMENT
GLENBROOK (WARD 6)
SOUTH OF 30 AVENUE SW AND WEST OF 47 STREET SW
BYLAW 200D2016

MAP 12W

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 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 200D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4811 – 30 Avenue SW (Plan 570JK, Block 43, Lot 10) 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 200D2016.

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.

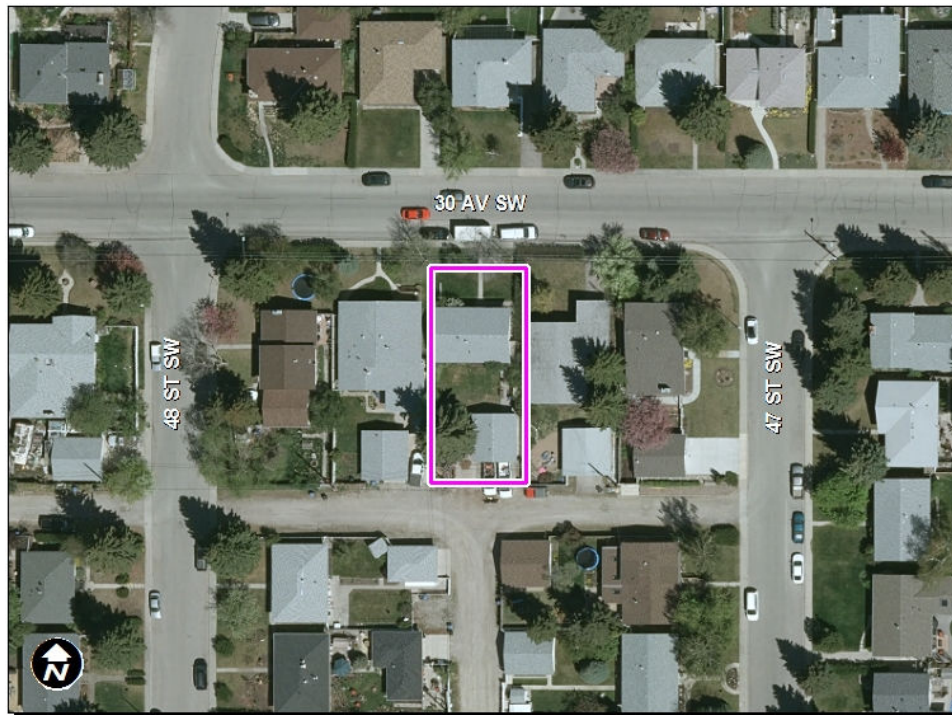
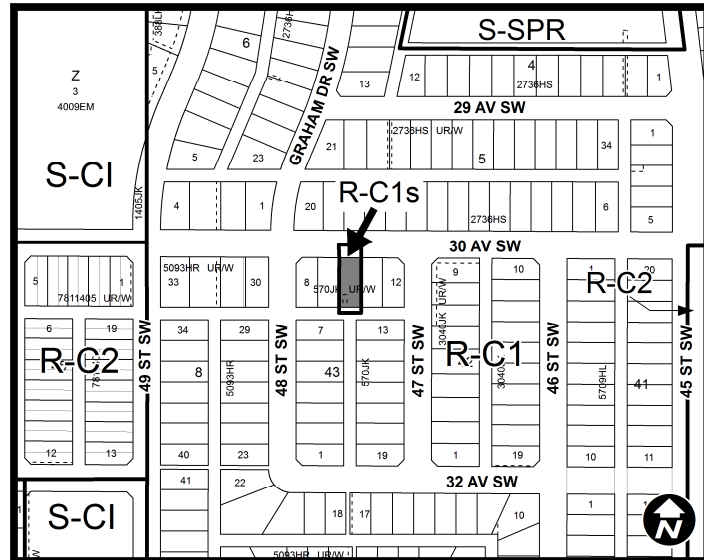
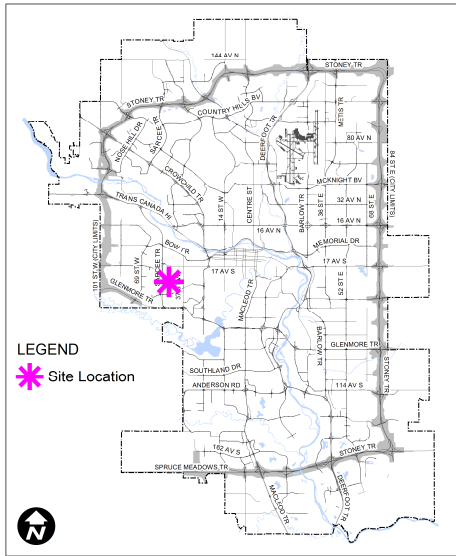
ATTACHMENT

1. Proposed Bylaw 200D2016

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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 ± (0.14 acres ±) located at 4811 – 30 Avenue SW (Plan 570JK, Block 43, Lot 10) 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:

M Leanne Pahl

Landowner:

M Leanne Pahl

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the southwest community of Glenbrook. Adjacent developments consist of low-density residential to the north, south, east and west. Two blocks west are community institution uses as well as R-C2 and other medium density developments. Two blocks east is an R-C2 area. The site also benefits from lane access.

Glenbrook	
Peak Population Year	1982
Peak Population	7674
2014 Current Population	7202
Difference in Population (Number)	(472)
Difference in Population (Percent)	-6.15%

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, if required.

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 site is located approximately 300 metres from the transit stop, servicing Route 93, and 360 metres from the transit stop, servicing Route 94 and both offer service to the Westbrook LRT station. There are no parking restrictions.

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 CA comment received is No Comment.

Citizen Comments

One citizen comment was received and included concern over an existing business operating from the existing house. Vehicles parked at the lane restricted access.

Existing home occupation concerns and parking violations are handled through the 311 call centre. The complainant was directed to lodge the concerns through 311.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am the owner of 4811 30 Ave SW. I am wanting to rezone my property to R-C1s. My son and his wife are looking to move back to Canada from Australia in the next 3 years. I would like to rezone my property to allow for a garage suite for my son and his wife. I purchased this property in 1996 and it is my intention to keep it for years to come.

A garage suite should not cause privacy issues for the surrounding neighbours as my property is at the T intersection in the alley. It would be set back to allow for the extra parking, and have additional stall on the side as it does currently.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



The City of Calgary
PLANNING, DEVELOPMENT & ASSESSMENT

REQUEST FOR COMMENT ON APPLICATION

Date: March 16, 2016

To: Glenbrook Community Association
Murray Ost
3524 45 ST SW
Calgary, Alberta
T3E 3V2

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

Return To: **Circulation Control**
Planning, Development & Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
email: CPAG.Circ@calgary.ca

File Number: LOC2016-0055

4811 30 AV SW 570JK;43;10

Community: GLENBROOK
Alderman: Richard Pootmans

Ward: 06 **Map:** 12W

Applicant: M LEANNE PAHL

Contact:

Parcel Owner: M LEANNE PAHL
3032 HAMPTON CRES SW
CALGARY AB CANADA T3E 4R2

Application: Land Use Amendment

Site Area: 0.056 ha

Existing Use:
Residential - Contextual One Dwelling (R-C1) District

Proposed Use:
Residential - Contextual One Dwelling (R-C1s) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

DUE DATE

If you want to discuss this application further, please call the File Manager:

Benedict Ang (403) 268-3209 <mailto:Benedict.Ang@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

~~No Objection~~ No Comment
Signed: _____
Date: May 4, 2016
Agency: Glenbrook Community Assoc.

See Accompanying Letter
Signed: _____
Date: _____
Agency: _____

B. Ang