

LAND USE AMENDMENT  
WOODBINE (WARD 13)  
SOUTH OF WOODGLEN RISE SW AND  
WEST OF 24 STREET SW  
BYLAW 213D2016

MAP 7S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A secondary suite does not currently exist on the site and this application is not the result of a complaint.

**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 Calgary.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 14

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 213D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 47 Woodglen Rise SW (Plan 8010456, Block 25, Lot 67) 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 213D2016

**REASON(S) FOR RECOMMENDATION:**

The proposed land use district allows for one of two additional residential uses (Secondary Suite or Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site.

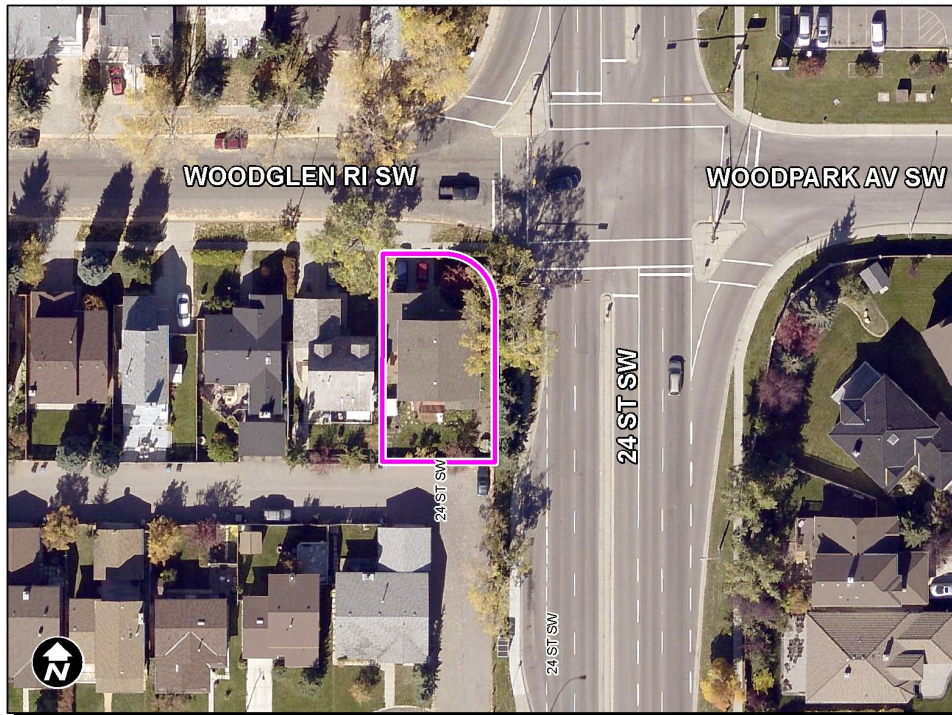
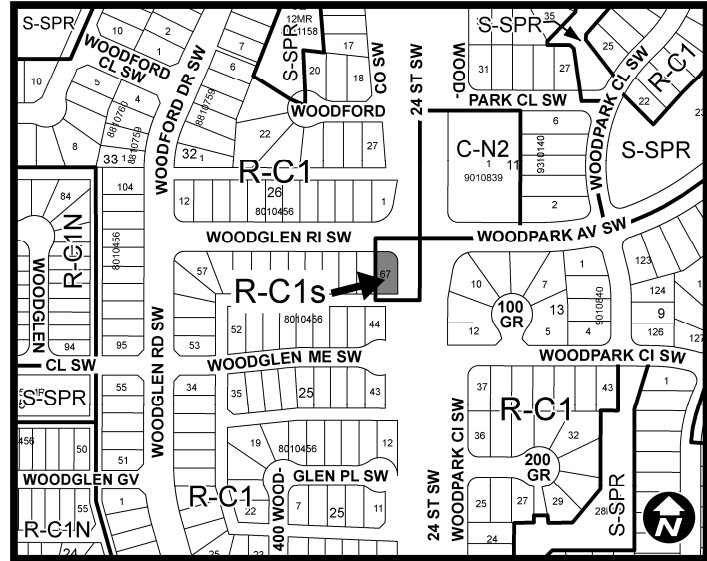
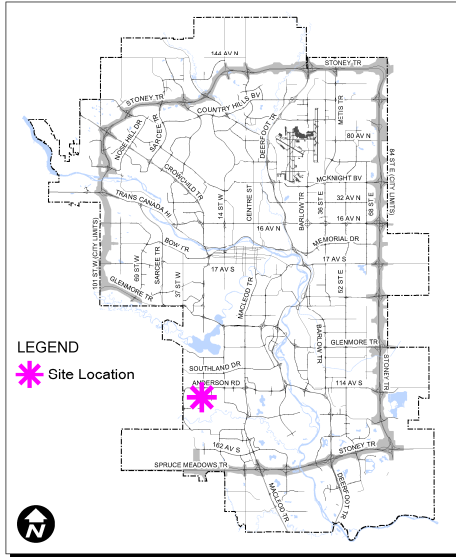
**ATTACHMENT**

1. Proposed Bylaw 213D2016

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MAP 7S

LOCATION MAPS



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MAP 7S

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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 47 Woodglen Rise SW (Plan 8010456, Block 25, Lot 67) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

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MAP 7S

Applicant:

Joshua Lee

Landowner:

Joshua Lee

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Woodbine, this site is approximately 16.4 metres wide by 30.6 metres deep. The parcel is developed with a single detached dwelling with a front attached double garage and driveway. The site is located on the corner of the intersection of Woodglen Rise and 24 Street SW and a rear lane is located on the south side of the parcel. Single detached dwellings exist adjacent to the parcel to the west, across the lane to the south, across Woodglen Rise to the north and across 24 Street to the east. A neighbourhood gas station and convenience store are located across the intersection northeast of the site.

<b>Woodbine</b>	
Peak Population Year	1991
Peak Population	11,170
2015 Current Population	9,145
Difference in Population (Number)	2025
Difference in Population (Percent)	-18%

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions.

Approval of this land use 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 a permitting process.

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MAP 7S

---

## LEGISLATION & POLICY

### Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed: Established* area as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching policies of the MDP including *Complete Communities* policies (section 2.2.4) and *Housing Diversity and Choice* policies (section 2.3.1).

### Livingston Design Brief (1978)

The Design Brief predates the subject of secondary suites; this application does not contravene the Design Brief.

## TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Woodglen Rise SW. Unrestricted on-street parking is permitted on Woodglen Rise SW but there are restrictions on 24 Street SW.

The site is located approximately 75 metres from the nearest transit stop, servicing Route 56, and offers service to the Anderson and Southland LRT stations.

## UTILITIES & SERVICING

Water and 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 a secondary suite proposed. This aspect would be determined at the Development Permit/Building Permit stage.

## ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

## GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Woodcreek Community Association does not object to this application, as per the circulation response form.

**Citizen Comments**

No comments were received by the CPC Report submission date.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I immigrated in Calgary from South Korea on Jan 1998. Originally I have (had) mother, 3 sons, 2 daughter & 1 wife at my home; big family!

(1) First reason for application

- Since 2013, my mother passed away to the heaven (at 95 years old). Furthermore my 2 sons married & moved out from my house (they used to stay in basement for my basement is fully finished).
- Until now I have too much extra space & rooms especially in the basement.
- So I want to make a secondary suite if City of Calgary accept my application.
- Let me make use extra space of basement as secondary suite, then it helps me & my family financially; furthermore my future tenant can save money to live on for rent must be lower than other apartment or single house.

(2) Second reason

- Since 2005, I have managed a small coin Laundromat in town. (719 Edmonton Trail NE Calgary)
- But from 2015 on, my little business falled down with big recession coming.
- No customers, no income at this business.
- It is very hard to pay rent for laundromat.
- Weeks ago, a church friend told me about "second suite" which is temporarily provided by City of Calgary; I was very impressed to hear that.
- So I prepared many kinds of documents on behalf of a kind woman staff at "Planning & Development" & especially Bonnie Tremblay.
- Please accept my appeal & application with your generosity! My family always appreciate Canadian society & Calgary City Hall's staffs who works for us Calgarians.
- Transit close to my house on the corner of 24 St & Woodglen Rise, in one minute distance, close to schools.