

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
WEST OF 12 AVENUE SW AND 29 STREET SW
BYLAW 248D2016

MAP 18C

EXECUTIVE SUMMARY

This application is for a land use amendment to Residential – Grade-Oriented Infill (R-CG) District to allow for secondary suites in the basement of an existing semi-detached dwelling.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

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 248D2016; and

1. **REFUSE** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 3015 – 12 Avenue SW (Plan 8033FW, Lot 7) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade- Oriented Infill (R-CG) District; and
2. **ABANDON** the proposed Bylaw 248D2016

REASON(S) FOR RECOMMENDATION:

The proposed land use designation is consistent with the policies of the Shaganappi Point Area Redevelopment Plan and is in keeping with the context of the surrounding area. The additional density is also appropriate because of the nearby transit facilities and amenities in the neighbourhood.

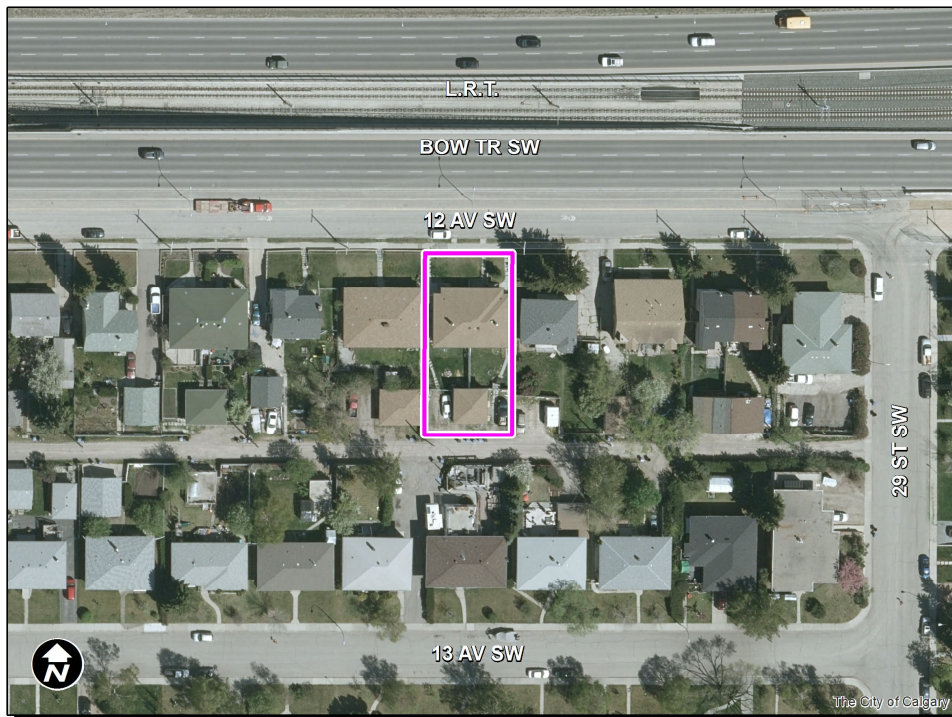
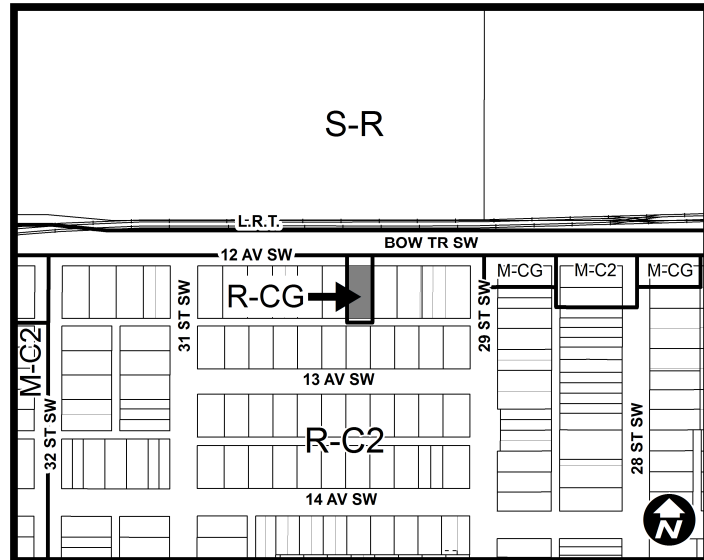
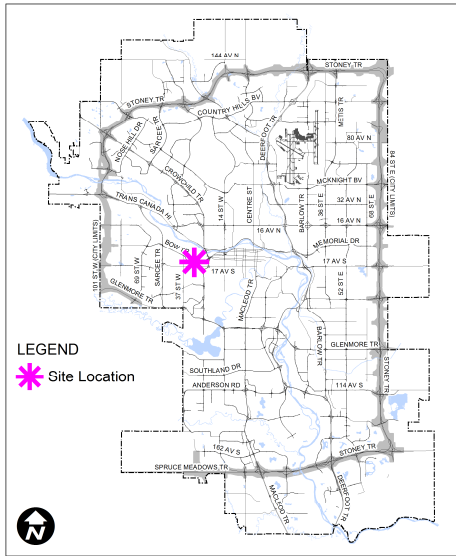
ATTACHMENT

1. Proposed Bylaw 248D2016

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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 0.07 hectares ± (0.17 acres ±) located at 3015 – 12 Avenue SW (Plan 8033FW, Lot 7) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade- Oriented Infill (R-CG) District.

Moved by: J. Gondek

LOST: 3 – 4

Opposed: G.-C. Carra, R. Wright,
S. Keating and M. Logan

Reasons for Approval of the Adoption recommendation from Ms. Gondek:

- We continually lament the lack of “real” density that is being accomplished with application like this, that are not proposing more intense districts. However, this is still an increase, and it is possibly a significant increase if we look at “people per acre” as part of the density measurements.
- If the city deserves more intense land uses, perhaps there should be a City-led initiative, rather than relying on Applicants to take a gamble on what might be well received.

2016 July 28

MOTION:

The Calgary Planning Commission **FILED** Administration’s recommendation of **APPROVAL** and recommends that Council:

1. **REFUSE** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 3015 – 12 Avenue SW (Plan 8033FW, Lot 7) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade- Oriented Infill (R-CG) District; and
2. **ABANDON** the proposed Bylaw.

Moved by: G.-C. Carra

Carried: 4 - 3

Opposed: J. Gondek, M. Foht and
J. Ramjohn

Reasons for Approval of the Refusal recommendation from Cllr. Keating:

- If we do not allow secondary suites in semi-detached dwellings, this application just allows secondary suites. If we need to densify then redevelopment of the building should proceed with a multi-residential site.

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Reasons for Approval of the Refusal recommendation from Mr. Wright:

- If this land use was approved, it would continue to allow a marginal density increase and likely delay a full redevelopment of the site, to take advantage of the capital improvements associated with the LRT.

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Applicant:

Aline Scursse

Landowner:

Darren Michael Langille
Rebecca Laubman-Langille

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Shaganappi and is currently developed as a semi-detached dwelling. To the north is Bow Trail SW and Shaganappi Golf Course; the property is surrounded by a mix of semi-detached and single detached dwellings to the west, south and east.

Shaganappi	
Peak Population Year	1969
Peak Population	2132
2015 Current Population	1603
Difference in Population (Number)	-529
Difference in Population (Percent)	-25%

LAND USE DISTRICTS

The applicant proposes to redesignate the site from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to accommodate secondary suites in the basement of the existing semi-detached dwelling. The R-CG district would permit up to five units on the parcel.

While the applicant's intent for this application is to accommodate two secondary suites in the existing semi-detached building on the site, Administration evaluated this application with the possibility of redevelop in the future under the R-CG rules.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The site is designated as Residential Developed – Inner City area. The proposed land use redesignation is consistent with the policies of the MDP.

Shaganappi Point Area Redevelopment Plan (ARP)

The site is designated as Medium Density Residential in the ARP. Medium density development such as townhouses, apartments and live/work units are supported in this area.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required. Parking requirements will be reviewed at the time of a development permit application. The site currently has five parking stalls accessed from the rear lane, two stalls in a garage and three stalls on parking pads.

UTILITIES & SERVICING

The existing services would remain for this site and any required servicing upgrades would be determined through the development permit process.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability features will be reviewed during the future development permit process.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments have been received from the community association to date.

Citizen Comments

No comments have been received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for application:

The subject property is a duplex dwelling, having currently two separate units (3015 & 3017). The owner would like to turn the basements into two extra separate suites.

The property is currently part of the R-C2 residential zoning, which does not allow secondary suites within duplex units that contain party walls. After meeting with Desmond Bliet (City of Calgary Planner), he recommended the change of use to R-CG, which would allow the development and approval of basement secondary suites in the subject property.

The approval of this application would lead to greater densification closer to transit and is in keeping with the TOD (Transit Oriented Development) philosophy of the nearby Westbrook Village ARP (Area Redevelopment Plan).

Reasons for approval:

- 1- The approval of this application will not cause any negative impact to the neighbours' properties, it will instead benefit the community, raising the value of the property and allowing new families to live in more affordable homes.
- 2- Legal and safe secondary suites bring numerous benefits to the community and the city, for instance:
 - Maximize the use of existing infrastructure in a neighbourhood
 - Neighbourhoods have more housing options for single families, helping bring children back into areas where school enrolment has declined
 - Creates choice in Calgary's housing market, helping to attract and retain employees in Calgary, providing privately funded affordable housing solutions.
 - Improves safe rental stock. Calgary population has been increasing rapidly for the past 4 years. During those years, affordable housing options have been one of the biggest challenges for the city.
- 3- There will be no changes to the exterior of the dwelling:
 - A separate wall-up entry to the basement of 3015 is already in place and the basement of 3017 can be accessed from the side
 - Any major changes will happen inside, in order to make the suites legal
- 4- The site already has four parking stalls available, one for each unit
- 5- Location of interest for families and public in general
 - Shaganappi is considered one of the most interesting communities in Calgary, due to its historical values and proximity to downtown, but the lack of

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affordable housing in the community has kept new families and young adults away from the area

- The property is located near public transit, which facilities commute for potential residents
- The community offers a range of amenity spaces for new families and residents, for instance Shaganappi Golf Course, Shaganappi Library, parks, school, etc

Therefore, we ask the City Planning Commission and City Council to consider all the reasons for approval listed above, and make it possible the development of two legal basement suites at 3015/3017 12 Avenue S.W.

APPENDIX II

Location Criteria for Multi-Residential Infill

Subject Site	Comments
On a Corner	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of a Primary Transit stop or station	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.