

**LAND USE AMENDMENT
GLENDALE (WARD 6)
40 STREET SW BETWEEN 26 AVENUE SW AND 28 AVENUE SW
BYLAW 170D2016**

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 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 170D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2719 – 40 Street SW (Plan 4216HE, Block 3, Lot 14) 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 170D2016.

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.

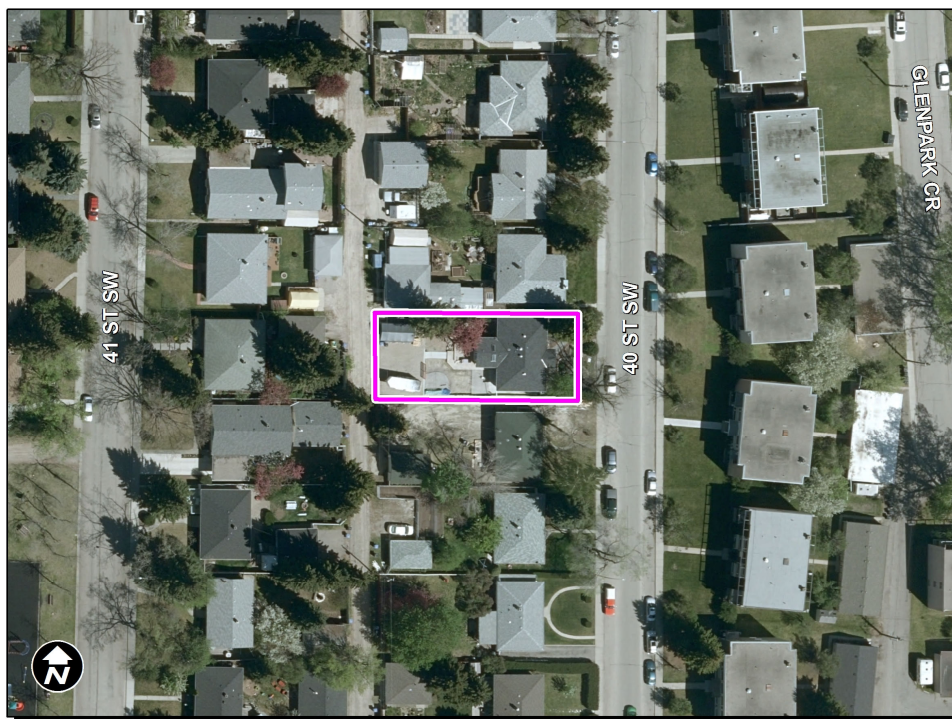
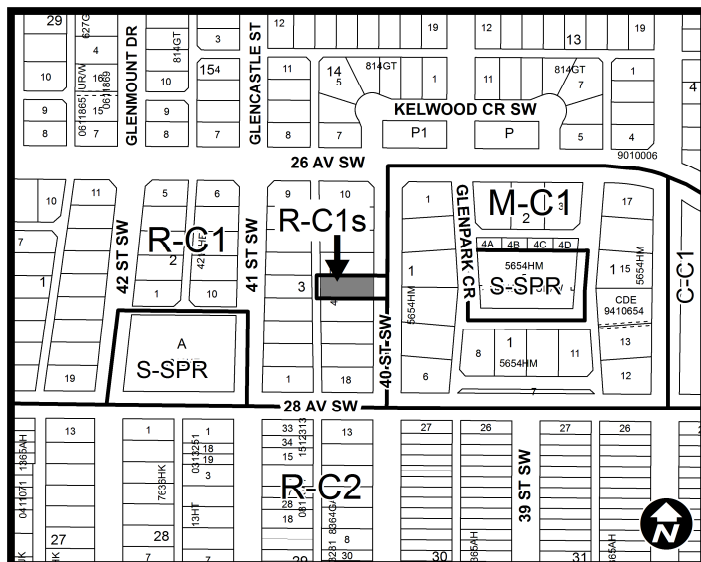
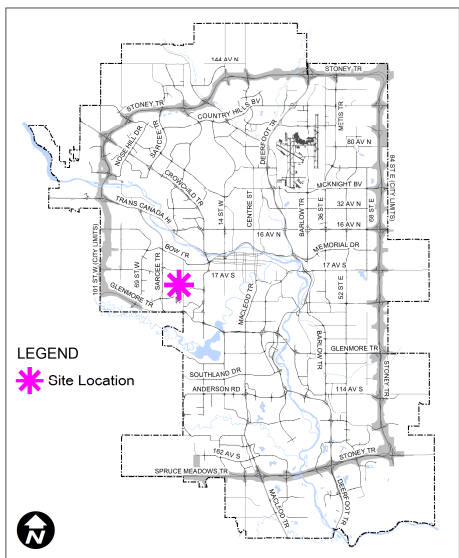
ATTACHMENT

1. Proposed Bylaw 170D2016

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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 2719 – 40 Street SW (Plan 4216HE, Block 3, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 7 – 0

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Applicant:

Erin Nicole Williamson

Landowner:

Erin Nicole Williamson

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Glendale on 40 Street SW between 26 Avenue SW and 28 Avenue SW. Surrounding development consists of low- density residential on the west side of 40 Street SW and Glendale Apartments buildings on the east side of 40 Street SW. There are parks located 100 metres to the south west and 75 metres to the east of the parcel. The site benefits from lane access off of 26 Avenue SW.

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.

- *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.

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

TRANSPORTATION NETWORKS

The site is located approximately 164 metres from the transit stop, servicing Route 94, and offers service to the Sirocco and Westbrook LRT stations.

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.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and provided no comments.

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am a young professional homeowner who is seeking to rezone my inner-city single family property from R-C1 to R-C1s in order to build a legal secondary basement suite and improve affordability to live in the inner city area.

In this current economic downturn, it will be even more critical to provide safe, affordable housing for individuals and families to have a more balanced financial life where housing does not account for the majority of their monthly expenditures. Housing that is close to transit and commercial centres for easy access to grocery stores, medical offices and existing school facilities; using the resources that the city has already developed and maintains rather than having to continuously build new and expanding outwards. Calgary's ability to recover and thrive economically is also based on the ability to attract workers. In order to do this, it is important to develop the inventory of this housing and create a balanced rental market where there is choice for people.

My request for rezoning is to assist in fulfilling the need for this type of housing. I am not trying to interfere with my neighbours' ability to enjoy their property, but rather to allow more to enjoy our neighbourhood and the benefits of living so close to what the inner city has to offer.

The supporting reasons for rezoning my property include:

- The location is ideal as my property is within a 5 minute walking distance to multiple transit points at the corner of 37 Street SW and 26 Avenue SW. This includes bus routes 306, 72, 73, 6 and 94 which provide direct, one bus access to the West LRT, downtown, Mount Royal University, University of Calgary, Rockyview Hospital and the Westbrook, Glamorgan and Westhills shopping centres.
- Ability to comply with Development and Building permit requirements for a safe secondary suite without the need for any property relaxations. Lot is oversized at 16.16 m by 38 m lot which includes existing private amenity area and access to a large newly fenced and enclosed yard which is often lacking in other forms of high density housing. There are also two existing off street parking spots off of alley for future tenant use and 2 off street parking spots for owner in the double garage off the alley.
- No alterations to exterior of existing house in order to accommodate secondary suite.
- Existing multi-family housing (M-C1 zoning) located across the street in the form of older 6-plex buildings on large lots demonstrates location is ideal for this type of affordable housing close to transit, universities and other amenities.
- Re-investment in existing neighbourhood of older homes which leads to increased property values for the area. This also leads to increased housing density without changing the form of the existing low density neighbourhood.