

**LAND USE AMENDMENT
OGDEN (WARD 9)
LYNNBROOK CLOSE SE AND LYNNBROOK ROAD SE
BYLAW 171D2016**

MAP 25S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or Backyard Suite. The site, which contains an existing Single Detached Dwelling, does not have a Secondary Suite or a Backyard Suite at this time, and this application was not submitted as a 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 171D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 227 Lynnbrook Close SE (Plan 7510358, Block 18, Lot 12) 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 171D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district which allows for one of two additional residential uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling is compatible with and complementary to the existing character of the community. The proposal is in keeping with Municipal Development Plan (MDP) policies and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

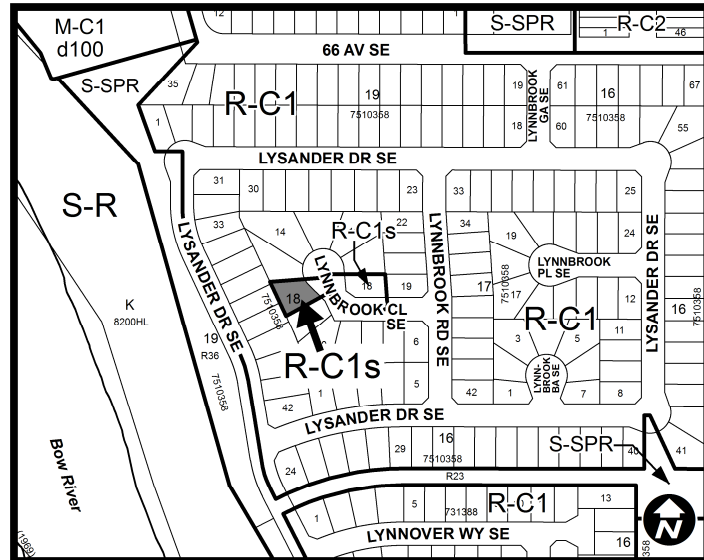
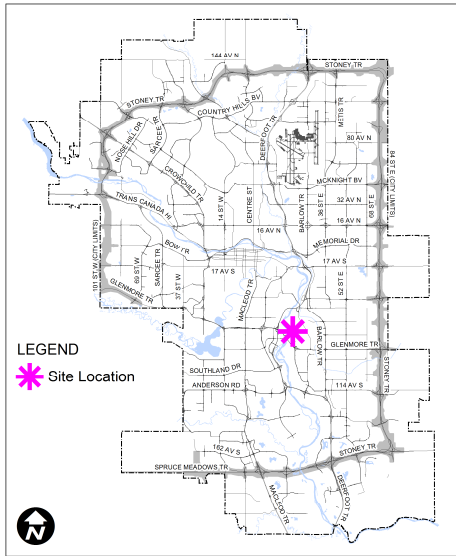
ATTACHMENT

1. Proposed Bylaw 171D2016

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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 227 Lynnbrook Close SE (Plan 7510358, Block 18, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 6 – 1

Opposed: S. Keating

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Applicant:

Pitch Perfect Construction

Landowner:

Siobhan Kennedy

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Ogden, the parcel is approximately 24 metres by 25 metres in size. The parcel is developed with a single detached dwelling with an attached double car garage accessed from Lynnbrook Close SE. Single detached dwellings exist to the north, east, south and west of the site. The Bow River is located to the west. According to City of Calgary data, Ogden had a peak residential population of 11,548 in 1982 and a population of 8,847 in 2015.

LAND USE DISTRICTS

The proposed R-C1s district allows for either a Secondary Suite or a Backyard Suite on parcels that contain a single detached dwelling for a maximum of two units per parcel (e.g. principal dwelling unit + (1) Secondary Suite or (1) Backyard Suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather allows for an additional dwelling unit (in the form of one of two secondary suite uses) to be considered via the building permit and/or development permit process. At this time, only a Building Permit is required for Secondary Suite uses that require no land use bylaw variances as these are permitted uses. A Development Permit and Building permit is required for all permitted Secondary Suites which have a land use bylaw variance and all Backyard Suites as these are a discretionary use within the district.

The subject parcel does not meet the minimum R-C1 parcel depth requirements as follows:

Bylaw Requirement		Provided	Variance (+/-)	
391 (2) Parcel Depth	30.0m	25.3 m	-4.7 m	16%

As such, it is anticipated that this site would require a minor relaxation to the Land Use Bylaw 1P2007 requirements at the development permit stage. Although the parcel does not meet Land Use Bylaw 1P2007 parcel depth requirements, it exceeds both parcel width and area requirements and is an irregularly shaped lot.

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LEGISLATION & POLICY

Municipal Development Plan (Statutory - 2009)

The parcel is located within a “Residential Developed – Established Area” as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, the proposal aligns with MDP policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Millican-Ogden Community Revitalization Plan (Statutory – 1999)

The parcel is located within the “Low Density Conservation” area as identified on the Proposed Land Use Policies Map (Map 5) in the Millican-Ogden Area Redevelopment Plan (ARP). While the ARP makes no specific reference to this parcel, the proposal is in line with the low density conservation policies, which intend to maintain the residential character and quality of the area and provide a variety of housing types to accommodate differences in age, family size and income.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Lynnbrook Close SE. A regional multi-use pathway is located approximately 450 metres to the west. The area is served by Calgary Transit bus service with bus stop locations within 450 metres walking distance of the site on 18 Street SE for bus routes 36, 41, 75, 735, 770 and 851. On-street parking adjacent to the site is unregulated.

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 at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

The Millican/Ogden Community Association submitted a letter with no objections to the land use change.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reason for Request:

To add a secondary suite (basement) suite in order to provide low cost/affordable housing.

The property is within walking distance to a school therefore, ideal for low income family.

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APPENDIX II

LETTERS SUBMITTED

From: Ray Jasper [REDACTED]
Sent: Tuesday, April 05, 2016 8:28 AM
To: CPAG Circ
Subject: LOC2016-0056 227- Lynnbrooke Cl. S.E.

The Millican Ogden Community Association has no objection to this Application to proposed use to Contextual One Dwelling (R-C1s) from (R-C1). It will require construction to make it a legal suite as it currently does not meet the Legal description to rent.

Ray Jasper

Vice President
Civic Affairs Chair