

**LAND USE AMENDMENT
GLAMORGAN (WARD 6)
GLOUCESTER CRESCENT SW, WEST OF 37 STREET & NORTH
OF 41 AVENUE SW
BYLAW 44D2016**

MAP 1W

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. The subject site does not contain a secondary suite at this time and the 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 January 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 44D2016; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 68 Gloucester Crescent SW (Plan 567HH, Block 5, Lot 34) 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 44D2016.

REASON(S) FOR RECOMMENDATION:

The secondary suite uses allowed in the R-C1s District are compatible and complementary residential uses to the established character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan and the parcel allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

The following points further support the application:

- The site has lane access;
- The site can accommodate adequate parking; and
- Transit is accessible within 200 metres of the site.

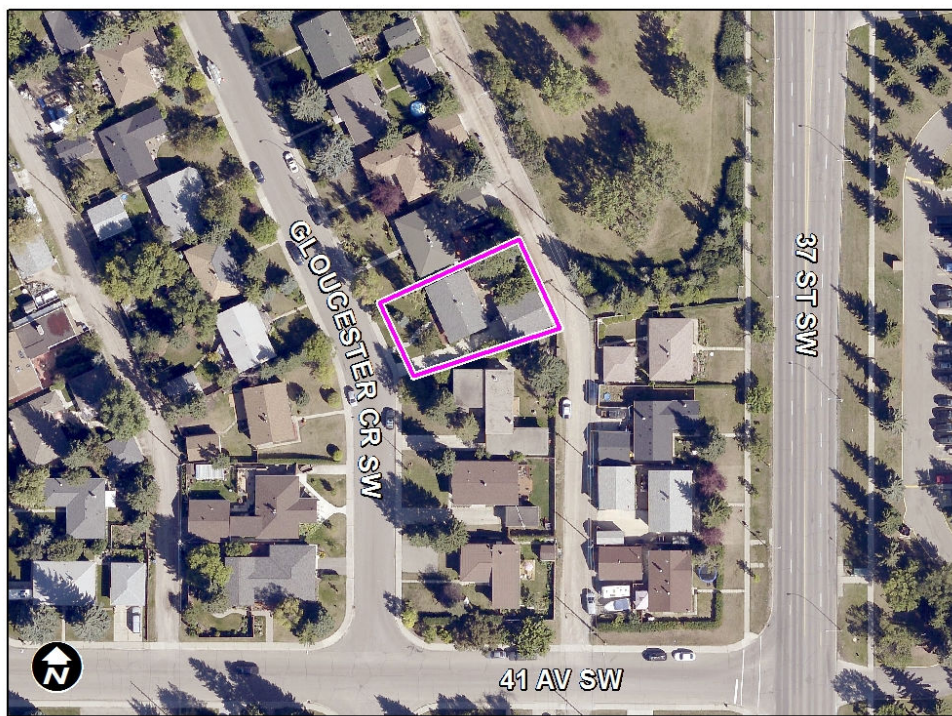
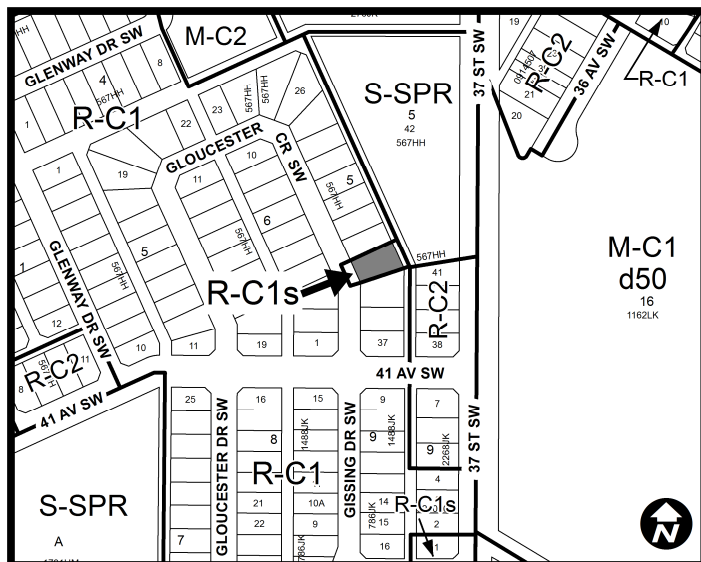
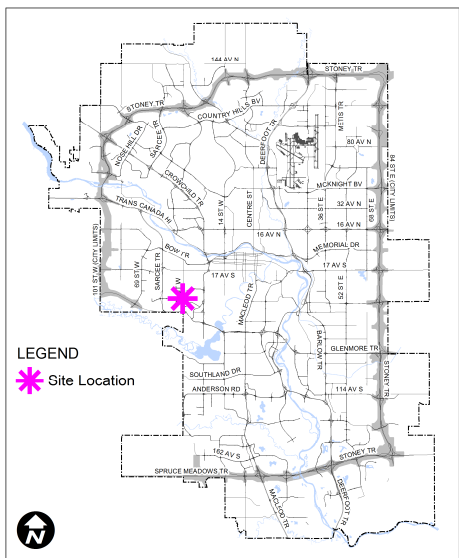
ATTACHMENTS

1. Proposed Bylaw 44D2016
2. Public Submission

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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 \pm (0.18 acres \pm) located at 68 Gloucester Crescent SW (Plan 567HH, Block 5, Lot 34) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Rectangle Design

Landowner:

Valerie Harrison

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Glamorgan, the site is approximately 19 metres wide by 34 metres deep. The parcel is developed with a single detached dwelling and a detached garage with access from both the street and the laneway. Single detached dwellings exist adjacent to the parcel to the north and south, and across Gloucester Crescent SW to the west. A public park exists across the laneway to the east. The closest transit stop is a bus stop within 200 metres, located on 37 Street SW (routes 13, 72/73, 699/732).

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) and 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. If any relaxation may be required, these may be considered at the development permit stage.

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 the development permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the "Residential Developed – Established Area" area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the parcel, the land use proposal is in keeping with a number of overarching 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).

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Glamorgan-Glenbrook Design Brief (1971) (non-statutory)

The subject site is located within the Low-Density Residential area as identified by The Plan. The policy is silent with respect to secondary suites however the proposed R-C1s land use district is compatible with the existing low density residential district.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Gloucester Crescent SW, with vehicular access to the existing detached garage from the rear lane as well as from the street. The area is served by Calgary Transit with a bus stop located within 200 metres of the subject site.

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 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

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated as per the normal circulation process. See APPENDIX II for comments received.

Citizen Comments

One letter of objection and one letter of support were received by Administration. The following concerns were expressed in response to the proposal:

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- Maintain single-family fabric of the community;
- Concern the subject site will become rental property; and
- Opposed to backyard suites specifically (not opposed to a basement suite).

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application is to obtain rezoning from the current R-C1 or R-C1s, in order to develop a Secondary Suite in the form of a Backyard Suite. The current owner is looking to downsize without leaving her current community. Furthermore, her daughter and son-in-law are seeking to settle into a home where they can start a family. As the family desires to live within close proximity of each other, and the current home meets the needs of the owner's daughter and son-in-law, a backyard suite for the current owner offers both a logical and sustainable solution.

The property is in an ideal location and is well-sized for a Secondary Suite. It backs onto greenspace in the developed community of Glamorgan, is 18.52 M wide at the front, and 22.56 M at the back and over 35 M deep. The City of Calgary Land Use Bylaw 1P2007 requires a minimum width of 15 M and a depth of 30 M for a parcel designated R-C1s (390 (2) 391 (2)). Furthermore, the current house and garage coverage only 25% of the lot, while maximum parcel coverage is 45% (393).

While a Backyard Suite would provide an ideal situation for the current owner and her family, it also offers long-term advantages for Calgary's urban densification plans, and for future owners. In tune with the City's Municipal Development Plan, it creates opportunity for growth in one of Calgary's established inner-city communities, and income possibilities for future owners.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

Hi Natalie :

I am writing on behalf of the Glamorgan Community Association regarding LOC2015-0164 at 68 Gloucester Cr. S.W. This zoning request is unusual as it is for a potential self-sustaining second residence on an R-C1 lot. This could also be interpreted as an R-2 application residing within the block. This is a clear example of "spot zoning" that was disallowed by previous City Councils. This type of "spot zoning" changes not only the character of the lot in question but the context of the entire street as well. The Glamorgan Community Association does not support this zoning request.

This request has far reaching implications that will affect the adjacent neighbours as well as residents along Gloucester Crescent. We have already heard concerns from one of the directly affected residents. We have dedicated streets of R-1 housing within our community and directly affected residents purchased their homes with the R-1 housing zoning commitment in mind. This "application" only speaks to a possible future outcome at some point. It is extremely vague. There are no plans attached to indicate that the applicant is truly serious about the intentions for this site.

Backyard suites and over-the-garage suites have more potential to be disruptive to the neighboring properties. These are "out of sight and out of mind" in terms of public visibility and are not contained within the primary residential. This application does not speak to the placement of the "suite" nor any requirements for separate water, sewer and electrical capacity and parking concerns.

We do not support the removal of the R-C1 designation. R-C1 provides stability of streetscape as well as community. There are many parcels located within our Community currently zoned for duplexes and suites. Given that the information provided in the circulation package, lacks anything more than a potential future possibility, we do not support this application.

Respectfully submitted,

Beryl Ostrom

President, Glamorgan Community Association