

LAND USE AMENDMENT
OGDEN (WARD 9)
LYNNBROOK CLOSE SE AND LYNNBROOK ROAD SE
BYLAW 29D2016

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 a Backyard Suite. The site, which contains an existing Single Detached Dwelling, does not contain 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 January 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 29D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 208 Lynnbrook Close SE (Plan 7510358, Block 18, Lot 18) 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 29D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

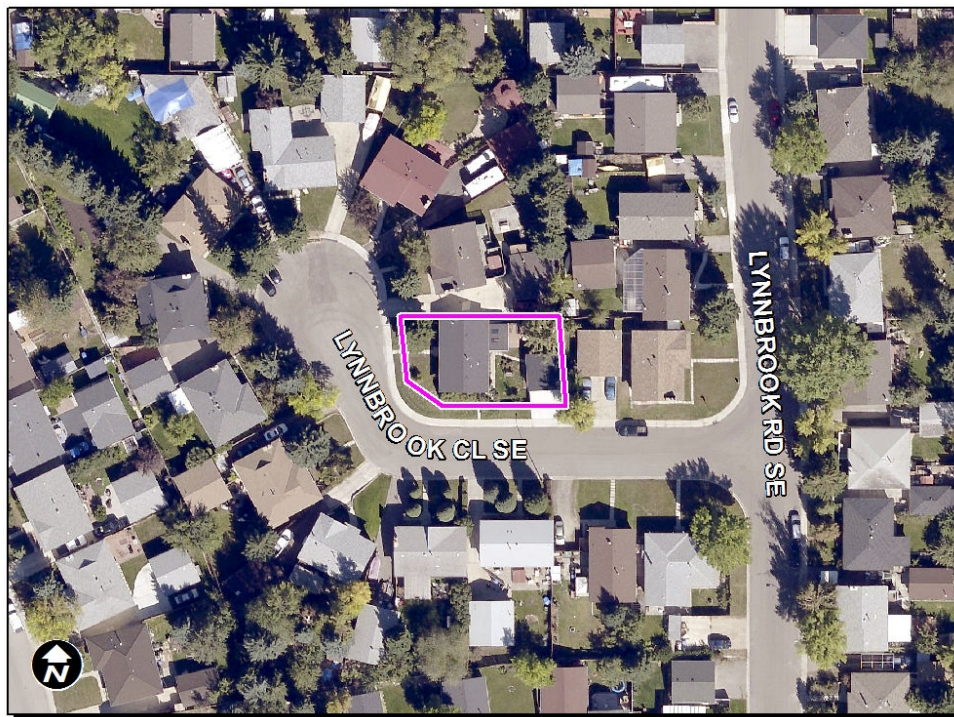
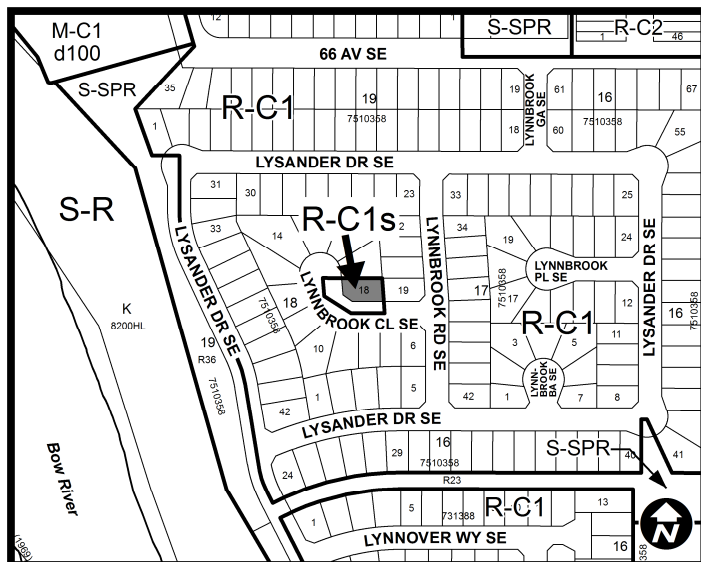
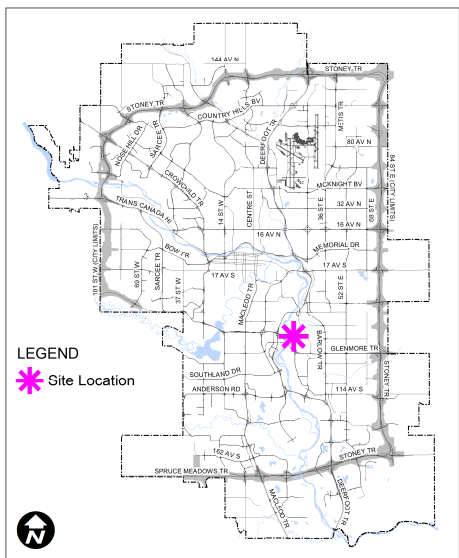
ATTACHMENT

1. Proposed Bylaw 29D2016
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 0.05 hectares \pm (0.11 acres \pm) located at 208 Lynnbrook Close SE (Plan 7510358, Block 18, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita

Carried: 9 – 0

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Applicant

Alison Leslie Gourley

Landowner

Alison Leslie Gourley

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Ogden, the site is approximately 16.72 metres by 29.89 metres in size and is developed with a one storey Single Detached Dwelling and a detached single car garage that is accessed from the side property line along Lynnbrook Close SE. Single Detached Dwellings exist to the north, east, south, and west of the site.

LAND USE DISTRICTS

The proposed R-C1s district allows for a Secondary Suite or a Backyard Suite on parcels that contain a Single Detached Dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The parcel varies from the requirements of the R-C1s District as follows:

Bylaw Requirement		Provided	Variance (±)	
391 (2) Parcel Depth	30.0m	29.89 m	-0.11m	0.4%

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. Because the parcel does not conform to all *Land Use Bylaw 1P2007* rules, a development permit is required.

LEGISLATION & POLICY

Municipal Development Plan (2009)

The site is located within the "Residential Developed – Established Area" area as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (Section 3.5.1), the Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and the Housing Diversity and Choice policies (Section 2.3.1).

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Millican-Ogden Area Redevelopment Plan (1999)

The site 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). The ARP makes no specific reference to this site. This land use proposal is consistent with ARP objective 3.4.3.2.3, which states “maintain and provide within the community a variety of housing types to accommodate differences in age, family size and income.”

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Lynnbrook Close SE. The area is served by Calgary Transit bus service with bus stop locations within one 400 metre walking distance of the site on 66 Avenue SE. 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.

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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter stating no objection to the application from the Millican Ogden Community Association (APPENDIX II).

Citizen Comments

Administration received one (1) letter of objection to the application.

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Reasons stated for opposition are summarized as follows:

- On-street parking quantity; and
- Potential for both the main and potential Secondary Suite to be rental units.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making an application to re-zone the property of 208 Lynnbrook Close SE, T2C 1S9, from an R-C1 to R-C1s so to allow a legal secondary suite in the basement. Parking will be provided in the driveway, it is a self-contained unit, with only one bedroom, and the size is less than 755 square feet.

I would like to have a safe place where my elderly parents could come and live and maintain independently living as long as they can with family close at hand to help out if needed.

In the interim, the unit would be available for rent for added income. It is located close to community shopping plazas, nearby bike paths, public transit, a short drive to major shopping centres and roadways, centrally located and a short commute to downtown.

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APPENDIX II

LETTERS SUBMITTED

