

LAND USE AMENDMENT  
OGDEN (WARD 9)  
LYSANDER DRIVE SE AND LYNNOVER ROAD SE  
BYLAW 30D2016

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 30D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 560 Lysander Drive SE (Plan 731388, Block 8, Lot 33) 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 30D2016.

**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).

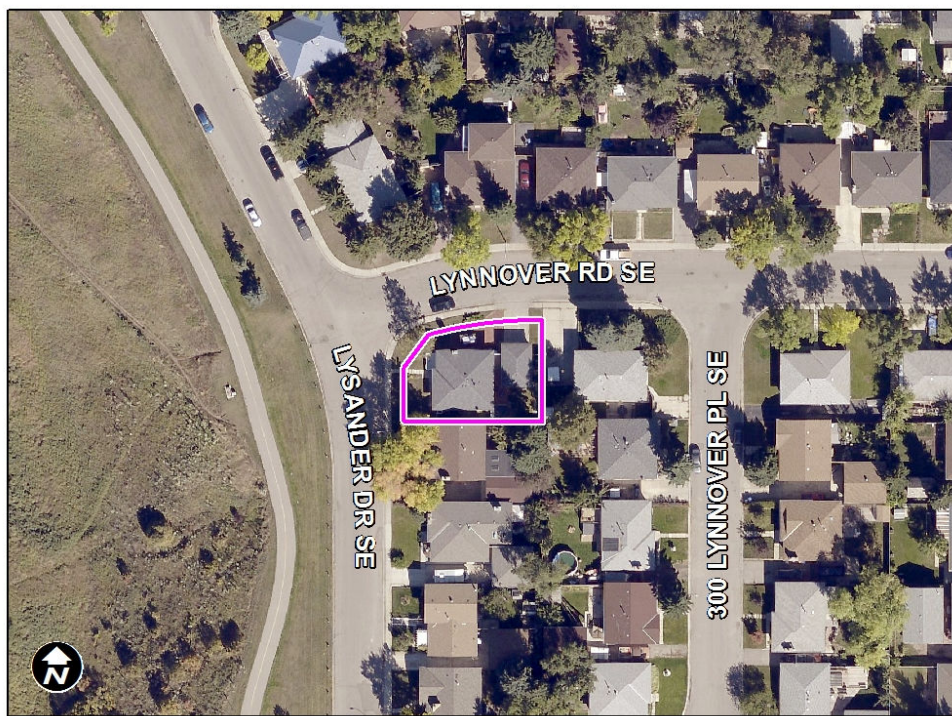
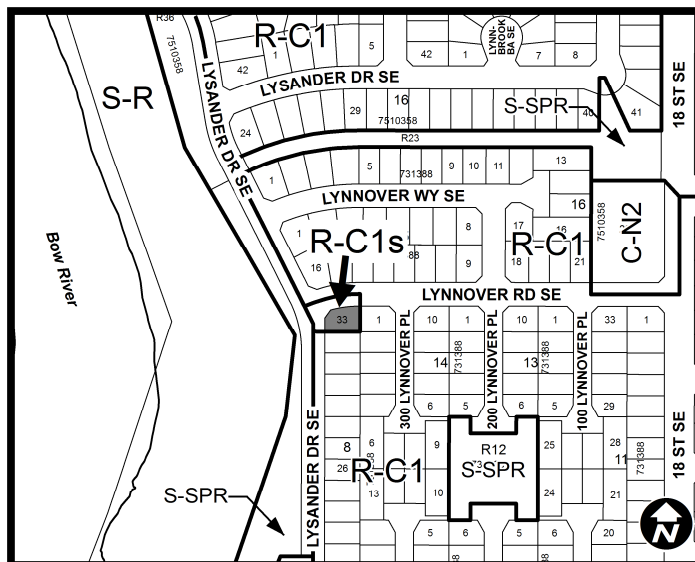
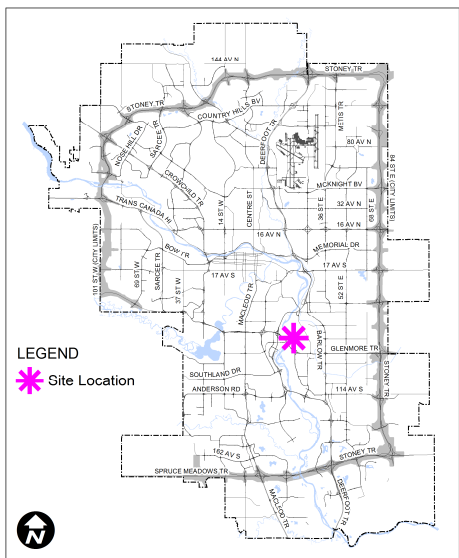
**ATTACHMENT**

1. Proposed Bylaw 30D2016

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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 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 560 Lysander Drive SE (Plan 731388, Block 8, Lot 33) 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**

Scott A Riczu

**Landowner**

Scott A Riczu  
Jennifer L Riczu

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Ogden, the site is approximately 18.0 metres by 26.7 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 Lynnover Road SE. Single Detached Dwellings exist to the north, east, and south of the site. The Bow River is to the west.

**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	26.7m	-3.3m	11%

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 Lysander Drive SE and Lynnover Road SE. The area is served by Calgary Transit bus service with bus stop locations within one 300 metre walking distance of the site on 18 Street 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).

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**MAP 25S**

**Citizen Comments**

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

Reasons stated for opposition are summarized as follows:

- Dangerous on-street parking conditions; and
- Motor vehicle traffic.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

With regards to the application for re-zoning of 560 Lysander Drive SE Calgary, Alberta T2C 1L7 the reason for the proposal is to provide safe secure and affordable housing for my aging father. The address above is the perfect location for this suite, parking is self-contained on the property allowing 4 onsite parking spots due to the large RV parking combined with the oversize single garage and driveway, and will require no on street parking. It is within 250m of public transit that services Chinook LRT station, Quarry Park and various shopping facilities. It has ground level access with minimal stairs. It is very important for him to have his own cooking facilities as he wants to be self-sufficient and not have to rely on others. Re zoning from RC-1 to RC-1S would allow us to have a legal, safe, and affordable environment for our family.

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**APPENDIX II**

**LETTERS SUBMITTED**

