

**LAND USE AMENDMENT
GLENBROOK (WARD 6)
SOUTH OF 30 AVENUE SW AND 45 STREET SW
BYLAW 141D2015**

MAP 12W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s) (secondary suite) District. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit application for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

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 141D2015; and

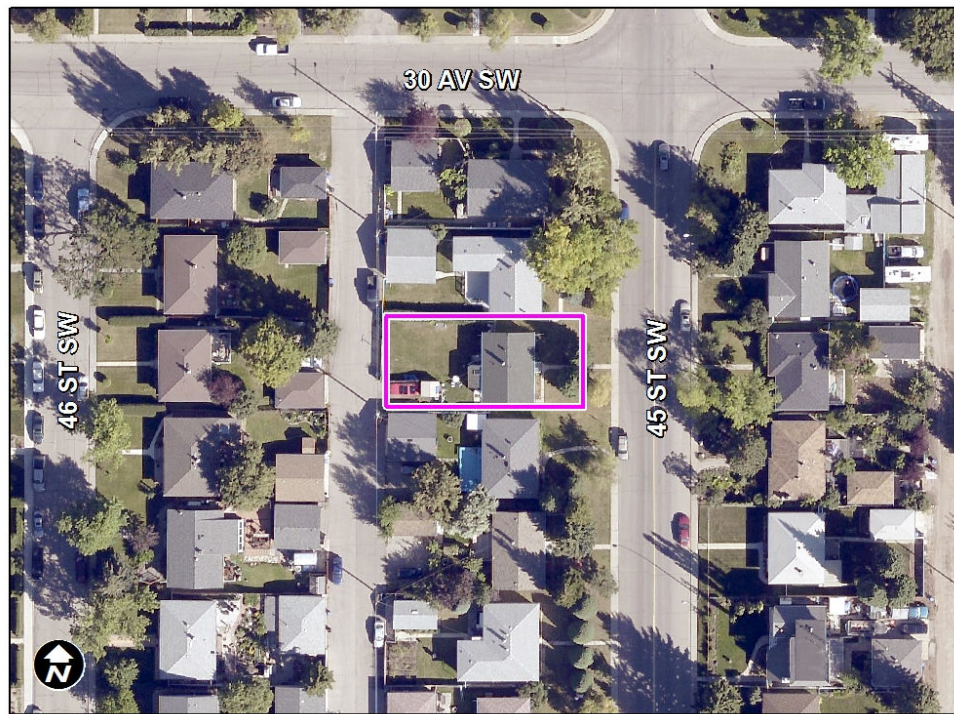
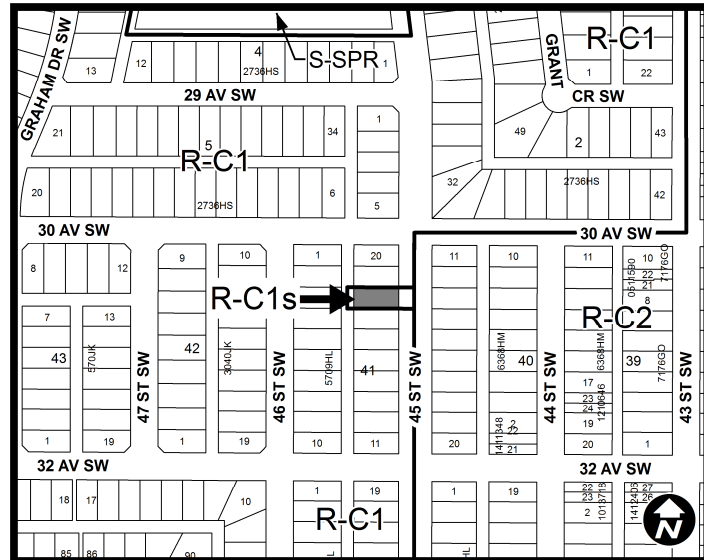
1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3111 – 45 Street SW (Plan 5709HL, Block 41, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 141D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite) which are compatible and complementary to the established low density character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan. Further, the proposal allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 141D2015

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3111 – 45 Street SW (Plan 5709HL, Block 41, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 6 – 0

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Applicant:

Edward Dick Ng

Landowner:

Edward Dick Ng

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	Yes	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District setting in the community of Glenbrook. The site is approximately 0.05 hectares in size area and is two lots south of the corner of 30 Avenue SW and 45 Street SW. The subject site is developed with a single detached dwelling accessed from a rear lane from 30 Avenue SW.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The district also allows for the secondary suite to take on one of the following two forms:

- Secondary Suite (Basement) as a permitted use; or
- Secondary Suite – Detached Garage as a discretionary use.

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. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Approval of this land use redesignation does not constitute approval of a specific secondary suite type. 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)

The parcel is located within a Residential, Developed – Established Area as identified on *Map 1: Urban Structure* of the MDP). While the MDP does not make specific reference to the site, the proposal is in line with a number of MDP policy areas including: *Residential – Developed, Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

TRANSPORTATION NETWORKS

The site is located directly adjacent to the #93 southbound route and 95 metres to the northbound #93 transit stop, which offers service to the 45 Street LRT station.

There are no parking restrictions in the area.

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UTILITIES & SERVICING

Water, sanitary sewer services are available, however storm services are currently unavailable to the site. Adjustments to the on-site servicing may be required depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association objected to the application based on the following:

- Neighbouring property owners not supporting the application; and
- The applicant had not contacted them.

Citizen Comments

Eight letters and three phone calls of citizens' objections were received by Administration in response to this application. The objections against the application can be summarized as follows:

- Concerns with the potential of more secondary suites within the neighbourhood;
- Concerns with the type of renters within the secondary suite;
- Concerns with noise;
- Concerns with increased traffic within the rear lane;
- Concerns with safety;
- Concerns with the impact on property values;
- Concerns with an unsightly property; and
- Concerns with on-street parking.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We would like to provide additional rental options to residents of Calgary, in particular, the community of Glenbrook. The location of this property is close to downtown and Mount Royal University.

The current bungalow can be easily be converted to include a separate basement suite and would hope that the appropriate land designation is obtained prior to renting it out to potential tenants as such.

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APPENDIX II

COMMUNITY ASSOCIATION'S LETTER

From: Murray Ost [mailto:murrayost@shaw.ca]
Sent: Tuesday, June 30, 2015 7:44 PM
To: Friedman, Jarred B.
Cc: Pootmans, Richard; Commn. & Community Liaison - Ward 6
Subject: RE: LOC2015-0081

Jarred,

The Glenbrook community Association will not support this application as the neighbours to this application have objections and the Glenbrook Community Association will support those objections. If the applicant had contacted us or was even a member of our community we might have been able to work out a solution.

Murray