

LAND USE AMENDMENT
GLENBROOK (WARD 6)
SOUTHWEST CORNER OF 45 STREET AND GLENBROOK
DRIVE SW
BYLAW 108D2015

MAP 1W

EXECUTIVE SUMMARY

This application is for a land use amendment from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District for the purpose of allowing a secondary suite.

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)

2015 June 04

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 108D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3731-45 Street SW (Plan 867JK, Block 2, Lot 1) 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 108D2015.

REASON(S) FOR RECOMMENDATION:

The application aligns with Municipal Development Plan (MDP) policies relating to complete communities (s2.2.4), strong residential neighbourhoods (s2.2.5), housing diversity and choice (s2.3.1), and encouragement of modest redevelopment in established areas (s3.5.3).

The subject parcel exceeds the lot area, width, and depth requirements, has lane access, and is able to accommodate the parking requirements set out in the Land Use Bylaw.

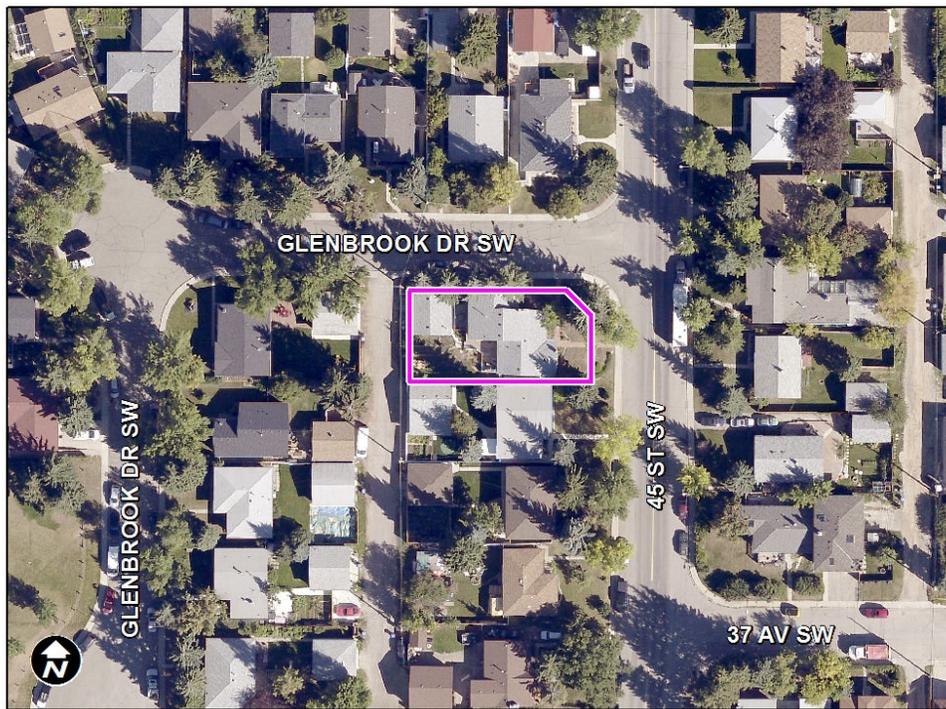
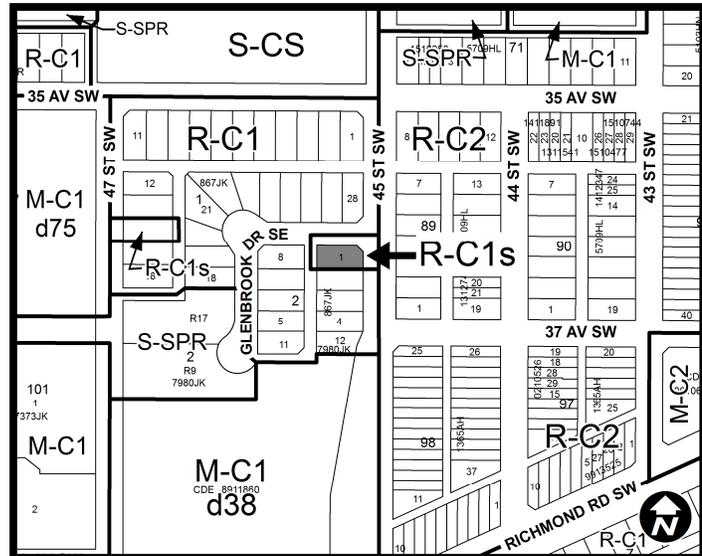
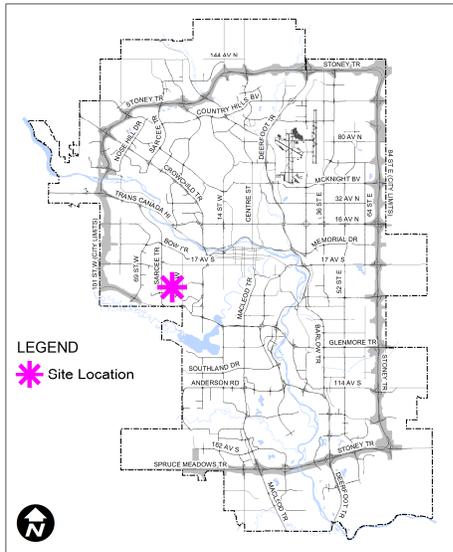
ATTACHMENTS

1. Proposed Bylaw 108D2015
2. **Public Submission(s)**

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LOCATION MAPS



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ADMINISTRATION'S 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 3731- 45 Street SW (Plan 867JK, Block 2, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Absent: G.-C. Carra and J. Gondek

Carried: 6 – 0

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Applicant:

Allan Tam

Landowner:

Allan M Tam
 Radka A Tam

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>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is at the SW corner of 45 Street and Glenbrook Drive SW. Parcels to the west (across an alley), the south (immediately adjacent), and to the north (across Glenbrook Drive SW) are designated R-C1. Parcels to the east (across 45 Street SW) are designated R-C2. A nearby parcel on 47 Street SW is designated R-C1s. The site can be accessed by foot from Glenbrook Drive or 45 Street SW, with vehicle access from an alley to the west.

LAND USE DISTRICTS

The application proposes redesignation of the subject parcel from R-C1 to R-C1s for the purposes of accommodating a secondary suite.

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies:

- Complete communities (s2.2.4);
- Strong residential neighbourhoods (s2.2.5);
- Housing diversity and choice (s2.3.1); and
- Encouragement of modest redevelopment in established areas (s3.5.3).

The subject site is not located within an area with an applicable Area Redevelopment Plan.

TRANSPORTATION NETWORKS

The site is in close proximity to the following transit services:

- Route 93 (150 metres walk to the nearest stop) connects the site to the 45 Street SW LRT station; and
- Route 13 (300 metres walk) connects the site to the Centre City via Mount-Royal University, Altadore, Mount-Royal, and the Beltline.

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As a corner parcel, the site is bordered by approximately six on-street parking spaces, which are currently unregulated (not covered by any permit or pricing system).

A Transportation Impact Assessment was not required.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

The site has no environmental issues.

ENVIRONMENTAL SUSTAINABILITY

Enabling the addition of dwelling units in established areas already served by infrastructure and transit is a significant step towards environmental sustainability.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

The Glenbrook Community Association “recognizes the importance of safe, legal and conforming basement suites” (see attached comments in APPENDIX II for more detail) but has reserved judging support or opposition for this specific application.

Administration received no citizen comments on this application and no public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

His worship Naheed Nenshi, honourable members of city council, the Calgary Planning Commission and members of the Glenbrook Community Association.

I, Allan Tam, would like to propose that 3731 45 Street SW (Plan 867JK Block 2 Lot 1) be re-zoned from R-C1 to R-C1s so that a safe, legal and conforming basement suite can be developed. This lot is located at the intersection of 45 Street SW and Glenbrook Drive on the SW corner. Glenbrook is made up of R-C1, R-C2 and M-C1 zonings in approximately a 40/40/20 ratio. Glenbrook is in ward 6 and this lot is 8 blocks away from Ward 8. Glenbrook would be included in the pilot project for secondary suites.

Surrounding this corner lot is 41 meters of legal street parking space which provides generous parking space for 6-7 vehicles. These spaces are empty the majority of the time. The owners of the house live on-site and have been landlords for the last 5 years to their 2 rental properties in Calgary.

In 2014, City Council and the Glenbrook Community Association approved re-zoning of 3720 47 St SW (Plan 867JK Block 1 Lot 14) from R-C1 to R-C1s. This lot is 1 block away from the lot in this application.

The proposed basement suite would benefit students attending Mt Royal or Ambrose University, workers in the Signal Hill /Westhill/Westbrook shopping areas and professionals working at Westmount campus or downtown.

A safe, legal and conforming basement suite can be completed within 6 months of an approved re-zoning and will benefit the tenant, the owner, Glenbrook community and the city.

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APPENDIX II

LETTERS SUBMITTED



GLENBROOK COMMUNITY ASSOCIATION

3524 – 45 Street S.W.
Calgary, Alberta
T3E 3V2
Phone: (403) 249-6664
Fax: (403) 686-0884

21 April 2015

Desmond Bliet
Planning, Development & Assessment
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Re: LOC2015-0033

Desmond,

We have had no contact with this applicant regarding this application. We also do not know if the immediate neighbours have been notified regarding this application.

The Glenbrook Community Association recognizes the importance of safe, legal and conforming basement suites; however we would like to confirm all immediate neighbours have been contacted before we can make any comments regarding the application. In the Applicant's submission it states that "Glenbrook would be included in this pilot project for secondary suites", this is new to The Glenbrook Community Association and we will require time to discuss this with our Councillor.

The Glenbrook Community Association will reserve comments for now.

Murray Ost, President
Glenbrook Community Association
Cc: Councillor Richard Pootmans

D. Bliet