

LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to (R-C1s) to allow for 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 March 26

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 72D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) 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 72D2015.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan. 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.

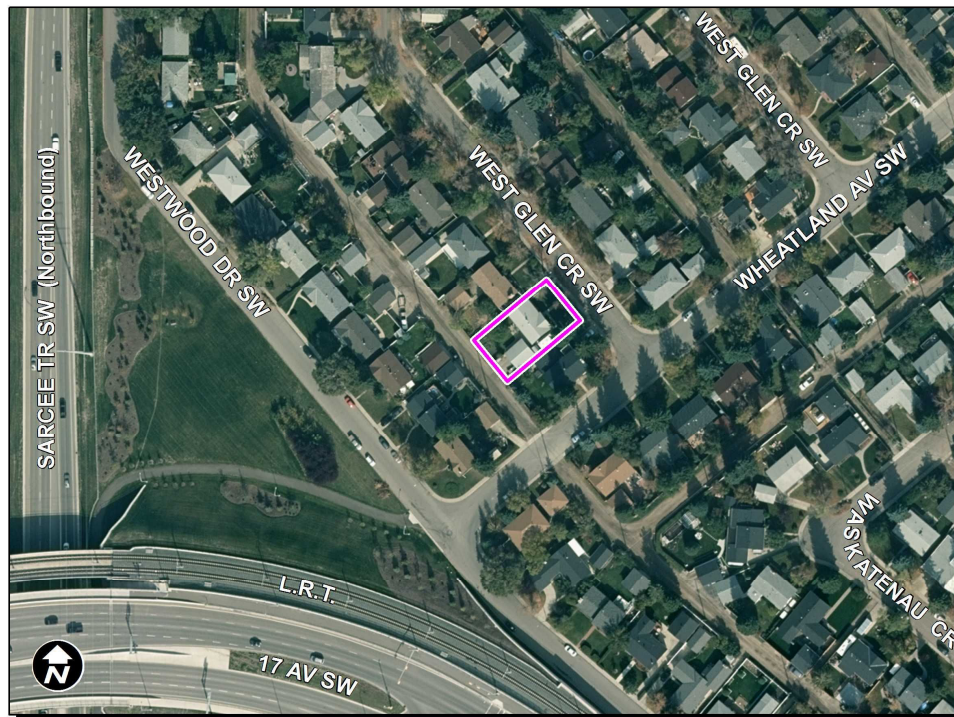
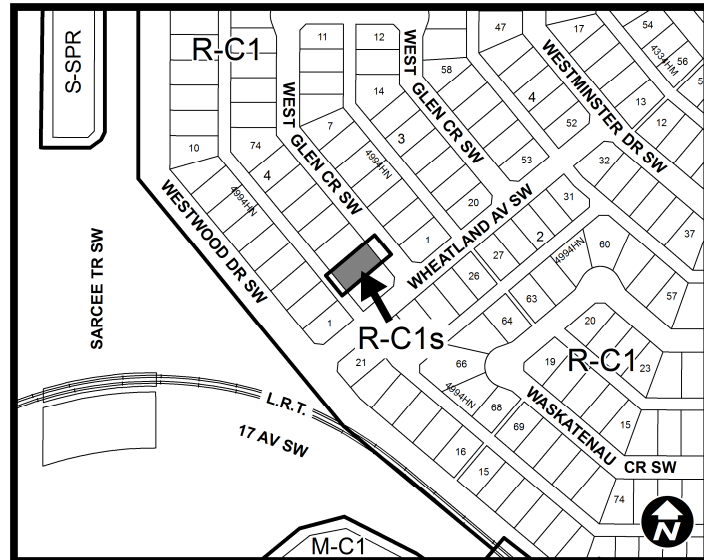
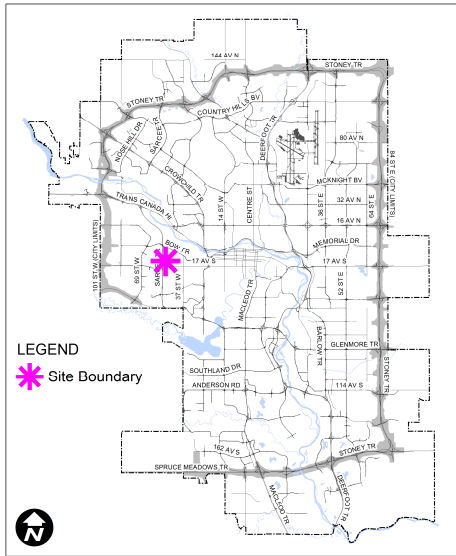
ATTACHMENT

1. Proposed Bylaw 72D2015
2. Public Submission

LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

LOCATION MAPS



LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Absent: G.-C. Carra and M. Logan

Carried: 4 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Lack of community support.
- Application suggests street parking which is likely to impact neighbours.
- Applicant also suggests alley parking – likely not allowed by bylaw.

LAND USE AMENDMENT
 WESTGATE (WARD 8)
 WESTGLEN CRESCENT SW WEST OF WHEATLAND
 AVENUE SW
 BYLAW 72D2015

MAP 13W

Applicant:

Steven Weninger

Landowner:

Michelle Stubenbeck
 Steven Weninger

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	6
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

LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Westgate, on West Glen Crescent SW North West of Wheatland Ave SW. Surrounding development consists of low density residential dwellings. The subject site benefits from rear lane access off of Wheatland Avenue SW.

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel.

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. Relaxations to various land use provisions may also be considered at the development permit stage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified 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.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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

**LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015**

MAP 13W

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The parcel is served by Calgary Transit, the residence is located within 600 metres from both the Sirocco LRT and the 45 Street SW LRT stations. Vehicular access is available from the rear lane. Vehicular access design and its location will be reviewed and determined at the development permit stage.

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

An Environmental site assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association objects to the proposal.

Citizen Comments

Four letters of objection, one letter of support.

Objection:

- Westgate is a family community and they would like for it to remain that way.
- Would increase traffic issues and make crescent style neighbourhood more dangerous.

**LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015**

MAP 13W

-
- Once one change is made it will undermine the zoning of the entire neighbourhood.
 - Currently know all their neighbours and don't want that to change.
 - Houses have always been R-1 and the owner knew this when he bought the property.
 - Isn't fair to have individual property owners apply for secondary suites before council has made a city-wide decision.

Support:

- Live in the area with similar property and intend to submit a similar application in the future.

Public Meetings

No public meetings were held

LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

APPENDIX I

APPLICANT'S SUBMISSION

Location

The address in question is 96 Westglen Cres SW, in the community of Westgate. It is a stand-alone 1956 Bungalow with an unfinished basement built on an Approx. 235 Sq meter lot. It has a detached double garage, and a large recreational back yard with a Garden.

Intention;

I intend to create a 1 bedroom basement suite of approximately 500 sq. feet including a comfortable sized living room, kitchen / dining area, bedroom and 3 piece bathroom with tub. I intend to use electric heat with an integrated air exchange HRV system. My intention is to rent it to a single person with no pets & smoking permitted. Use of the grass yard and garden included.

Suite Benefits;

The residence is located 600m from both the Sirocco LRT and the 45 St LRT stations, a 9 min walk to both. The LRT allows a 15 min commute to Down Town and a 30 min commute to both Sait and UofC. Westbrook mall, Westhills shopping area and Sunterra Plaza are all within 15 min walk.

Parking;

The residence has a double car garage as well as double parking on the property in front of the garage off the alley (4 stalls). In addition, there is space for 3 stalls street front off the curb, and ample alley parking. Currently only 1 stall is in use. This allows 6 empty stalls. Parking will not be an issue.

Neighborhood;

The area is a mature community with a mix of young families and retired residents. Within 1 block of this residence I am aware that 3 houses are being rented from the owner who does not live on site and at least 1 of these houses has basement roommates.

I intend to be actively involved and monitoring landlord, to screen my tenants to ensure no disturbance to the community and to initiate contact with my neighbours to ensure they are comfortable contacting me should they have any concerns with the suite. I am thoroughly familiar with the Alberta Landlord Tenant Act and intend to comply completely and to use the act to ensure zero impact on the community. I will be implementing top of the line smoke and carbon monoxide detectors and fire extinguishers. I will ensure all my tenants are familiar with the fire safety plan including extinguisher live practice and actually practicing escaping via the over legal sized egress window.

LAND USE AMENDMENT
WESTGATE (WARD 8)
WESTGLEN CRESCENT SW WEST OF WHEATLAND
AVENUE SW
BYLAW 72D2015

MAP 13W

APPENDIX II

COMMUNITY ASSOCIATION LETTER

February 24, 2015

Hello Jenna

Further to the above noted application, we have been advised by the adjoining residents they do not support the request to re-zone the address of 96 West Glen Crescent SW to accommodate a secondary suite.

It is my understanding from the residents they have also contacted yourself and Cllr. Woolley to voice their opposition.

We are asking the wishes of our residents be respected and the application for re-zoning be rejected.

Regards

For and on behalf of Westgate Community Association Pat Guillemaud President.