

LAND USE AMENDMENT  
GLAMORGAN (WARD 6)  
NORTHWEST CORNER OF 37 STREET SW & GISSING DRIVE  
SW  
BYLAW 116D2014

MAP 1W

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a residential parcel from R-C1 to R-C1s to allow for a secondary suite. The subject site does not contain a secondary suite at this time and the 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)**

2014 September 11

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 116D2014; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$ (0.15 acres  $\pm$ ) located at 4 Gissing Drive SW (Plan 786JK, Block 9, 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 116D2014.

**REASON(S) FOR RECOMMENDATION:**

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

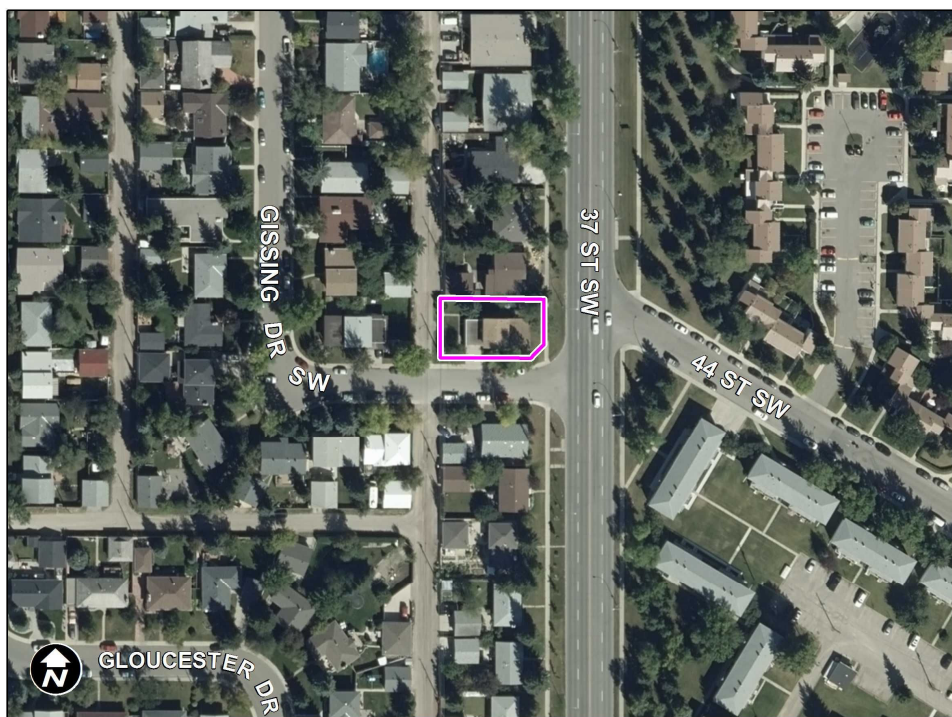
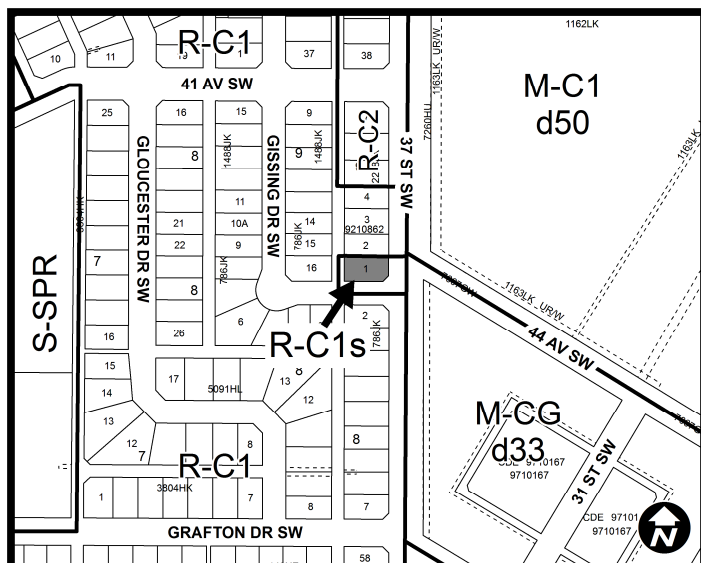
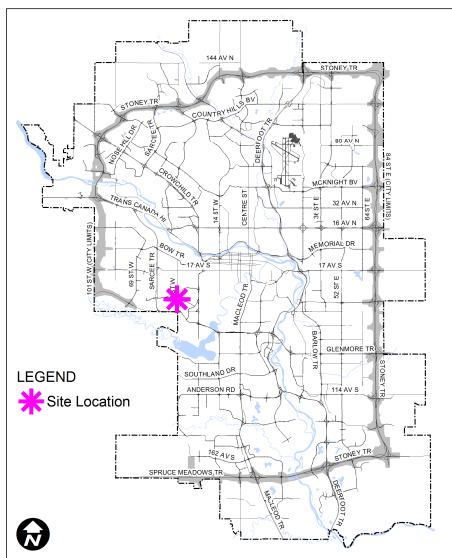
**ATTACHMENT**

1. Proposed Bylaw 116D2014.

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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 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 4 Gissing Drive SW (Plan 786JK, Block 9, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Logan**

**Carried: 7 – 1**

Opposed: S. Keating

Reasons for Approval from Mr. Wright:

- On a Sunday site visit, where on-street parking would be most heavily used, I saw lots of “curb space” in the area. Therefore, concerns about on-street parking are likely unfounded.

Reasons for Approval from Ms. Gondek:

- This applicant is proposing a multi-generational use for this home. Given the tendency of older communities to decline in population, often due to aging residents, this is a great way to keep the community viable. As an evolution of use within the same built form (from nuclear family to extended/multi-generational family) this application allows for aging in place and affordability.

Reasons for Opposition from Cllr. Keating:

- Lack of matrix for support by residents; note the Community Association and opposition of the residents.

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**Applicant:**

Zoran Koracin

**Landowner:**

Zoran Koracin  
Mirsada Koracin

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

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Glamorgan, the site is approximately 18 metres x 33 metres in size. The site is on the corner of 37 Street SW and Gissing Drive SW and is developed with a single detached dwelling with an attached double garage accessed from Gissing Drive 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 R-C1s district allows for one additional secondary suite that may take one of the following three forms:

- Secondary Suite (Basement) as a permitted use; or,
- Secondary Suite – Detached Garage as a discretionary use; or,
- Secondary Suite – Detached Garden also 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 such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Approval of this land use redesignation application does not constitute approval of a specific secondary suite type, but 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 Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: *Residential – Developed*, *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

#### **Glamorgan/Glenbrook Design Brief**

The application does not contravene any Design Brief policies.

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**TRANSPORTATION NETWORKS**

Pedestrian access is available from Gissing Drive SW and from 37 Street SW. Vehicular access is available from Gissing Drive SW and from the gravel lane on the west side of the parcel.

The area is served by Calgary Transit with bus service running northbound and southbound adjacent to the site on 37 Street SW. The bus stop for route 306 is approximately 500 metres away from the site and the bus stop for routes 12, 72 and 73 is approximately 125 metres away from the site.

**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 depending on the type of a 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 Glamorgan Community Association does not support the application. See APPENDIX III for additional information.

**Citizen Comments**

Three citizen letters of objection and one citizen letter of support were received by Administration in response to this application. The objections against this application can be summarized as follows:

- Concerns about the increase in on-street parking and traffic;
- Concerns about a possible two storey garage overshadowing and overlooking adjacent residences;
- Concerns about setting a precedence for the surrounding community; and
- Concerns about the lack of control surrounding the quality of the unit and its future tenants.

**Public Meetings**

No meetings were held by the applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Approximately one year from now, my son and his Fiance will be graduating from university. Taking into consideration their financial standing and the direction that real-estate is taking in Calgary: it would prove difficult for them to attain a home of any actual value.

My wife and I no longer need such a large living space and therefore would like to offer our son and future daughter in-law a home, to help them with stabilizing their financial situation. After graduation, my son and his Fiancé have plans on starting a family and thus we would like to offer them our entire home. To accomplish this, my wife and I would like to build a separate unit which would serve as our new residence.

We believe that this is the best option financially and family wise. My wife and I would like to be as close as possible to my son's new family.

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**APPENDIX II**

**TABLE 1 – PARCEL WIDTH REQUIREMENTS**

<b>Land Use District</b>	<b>Secondary Suite (Basement)</b>	<b>Secondary Suite – Detached Garage</b>	<b>Secondary Suite – Detached Garden</b>
<b>R-C1s</b>	15 m	15 m	15 m
<b>R-1s</b>	11 m	11 m	13 m
<b>R-C1N</b>	9 m	13 m	13 m
<b>R-1N</b>	9 m	13 m	13 m
<b>R-C2</b>	9 m	13 m	13 m

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**APPENDIX III**

**LETTERS SUBMITTED**

Hi Jennifer:

I am writing on behalf of the Glamorgan Community Association. This zoning request is most unusual and is an example of "spot zoning" that was disallowed by previous City Councils. This type of "spot zoning" changes not only the character of the lot in questions but the entire street as well. The Glamorgan Community Association does not support this zoning request.

This request has far reaching implications that affect the neighbours directly north of the property as well as residents along Gissing Drive. The "application" only speaks to a possible future outcome at some point. It is extremely vague. There are no plans attached to indicate that the applicant is truly serious about the intentions for this site.

Please find attached photos of the site. Due to the size of the files I will send the remainder in a second e-mail.

As you can see, the existing home sites lengthwise on the lot with a double front drive for parking. It is bounded to the east by a sidewalk and boulevard on 37 St, S.W. and to the west by a major utility pole and fire hydrant. There is mention in the application of adding a separate unit but it is difficult to determine the possible location, given the existing parameters.

Parking is very limited and this street currently has parking issues that were well documented by the media in September, 2013. If residents wish, they can have 2 hour permitted parking put in place. This is a very short portion of Gissing Drive that moves into a corner as you travel westbound. Eastbound travel ends with either a right or a left turn on to 37 St, S.W. This is a bit of a hidden intersection with very little room for additional parking.

We do not support the removal of the R-C1 designation. R-C1 provides stability of streetscape as well as community. There are many parcels within our Community currently zoned for duplexes and suites. Given that the information provided in the circulation package, lack anything more than a possible future possibility, we do not support this application.

Respectfully submitted

Beryl Ostrom  
President Glamorgan Community Association