

**LAND USE AMENDMENT  
GLENBROOK (WARD 6)  
47 STREET SW SOUTH OF 35 AVENUE SW  
BYLAW 119D2014**

**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 119D2014; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$ (0.15 acres  $\pm$ ) located at 3720 – 47 Street SW (Plan 867JK, Block 1, Lot 14) 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 119D2014.

**REASON(S) FOR RECOMMENDATION:**

The three secondary suite uses allowed in the R-C1s District 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.

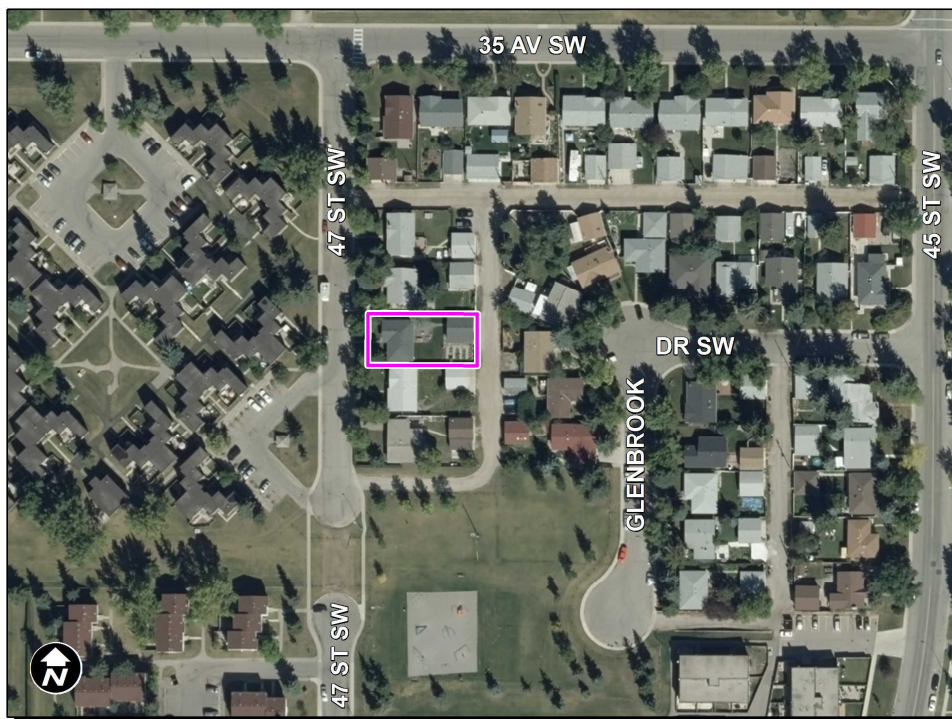
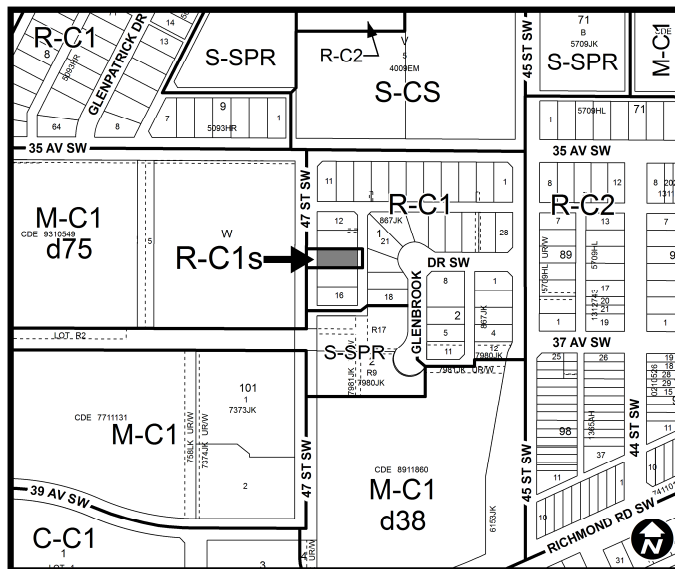
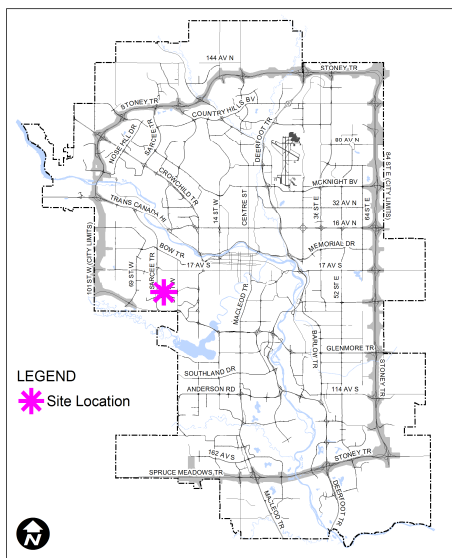
**ATTACHMENT**

1. Proposed Bylaw 119D2014.

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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 3720 – 47 Street SW (Plan 867JK, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

Christopher William Beaugrand

**Landowner:**

Christopher William Beaugrand  
Elizabeth Anne Beaugrand

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. sour gas or contaminated sites</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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## PLANNING EVALUATION

### SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Glenbrook. The parcel is approximately 17 metres by 36.5 metres in size and is developed with a single detached dwelling with a rear detached triple garage.

### 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 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) (Statutory/Approved by Council - 2009)

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 MDP policy areas including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

#### Glamorgan/Glenbrook Design Brief (Non-Statutory/Adopted by Resolution by Council – 1977)

The application does not contravene any design brief policies.

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**TRANSPORTATION NETWORKS**

Pedestrian access is available from 47 Street SW. Vehicular access is available from the gravel rear lane to a triple detached garage.

The area is served by Calgary Transit with number 93 bus route and a bus stop located 350 metre walking distance to the north of the subject site along 45 Street SW.

**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 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 Glenbrook Community Association identified no objections to the proposal.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Please consider the following benefits to be realized by approving this application for land use re-designation from R-C1 to R-C1s to accommodate a secondary suite within the existing structure and off street parking. The proposed secondary suite will increase the residential unit density from 16.6 UPH to 33.3 UPH without changing the streetscape in this mature neighborhood with great walkability and access to public transit.

The secondary suite will also provide safe and legal housing in a tight housing market by ensuring that secondary suite development guidelines and building codes are followed, including safe egress, parking, and amenity space. This includes potential for renters, a nanny, or assisted living options for seniors living with their children.

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**APPENDIX II**

**TABLE 1 – PARCEL WIDTH REQUIREMENTS**

Land Use District	Secondary Suite (Basement)	Secondary Suite – Detached Garage	Secondary Suite – Detached Garden
<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