

LAND USE AMENDMENT
GLENBROOK (WARD 6)
41 STREET SW AND 33 AVENUE SW
BYLAW 102D2018

MAP 12W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel in the community of Glenbrook from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for Secondary Suites in the existing Semi-detached Dwelling. To Administration’s knowledge there are two existing suites located on the parcel and the application was submitted as a result of a complaint.

The existing R-C2 district does not allow Secondary Suites in a Semi-detached Dwelling. The definition of Secondary Suite in the Land Use Bylaw states that Secondary Suite must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling unless in the R-CG district. In the R-CG district, Secondary Suites must be located on the same parcel as a Dwelling Unit contained in a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling, or a Single Detached Dwelling. Redesignation to R-CG will provide the additional development rights necessary to legalize the existing Secondary Suites. The process to legalize the two existing Secondary Suites is subject to this land use application and future development permit and building permits.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2018 January 25
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 102D2018; and	
1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3340 - 41 Street SW (Plan 7884GK, Block 61, Lot 20) from Residential - Contextual Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 102D2018.	

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REASON(S) FOR RECOMMENDATION:

The proposed land use amendment complies with the general goals of the Municipal Development Plan to accommodate a moderate increase in density within developed areas, and to maximize the use of existing infrastructure. The proposed R-CG district provides additional development rights necessary to legalize the existing Secondary Suites in the Semi-detached Dwelling while ensuring future redevelopment on the parcel to be compatible with the character of the existing neighborhood. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low-density residential development by offering flexibility with regards to building setbacks and building height that facilitate a diversity of grade-oriented housing types.

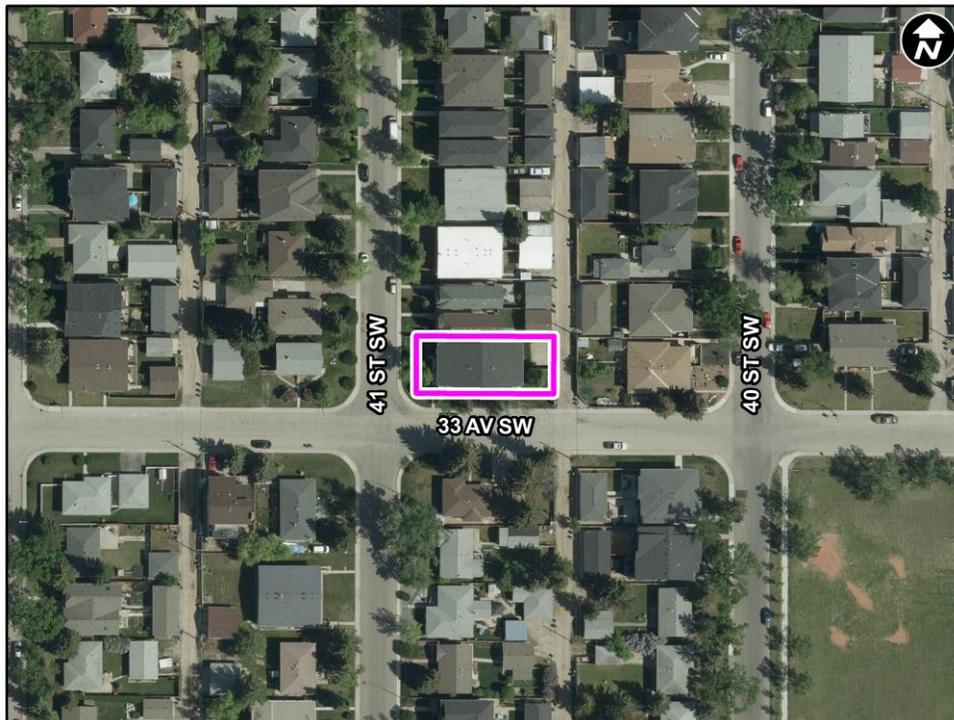
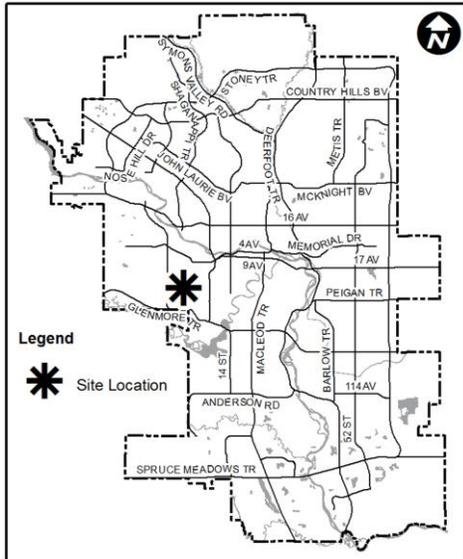
ATTACHMENT

1. Proposed Bylaw 102D2018

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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 ± (0.14 acres ±) located at 3340 - 41 Street SW (Plan 7884GK, Block 61, Lot 20) from Residential - Contextual Two Dwelling (R-C2) District **to** Residential - Grade-Oriented Infill (R-CG) District.

Moved by: E. Woolley

Carried: 7 – 1
Opposed: J. Gondek

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Applicant:

Maria Livaditis

Landowner:

Maria Livaditis
Billy Koutselas

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Glenbrook, on the north east corner of 41 Street SW and 33 Avenue SW. The site is currently developed with a semi-detached dwelling with two-vehicle surface parking area that is accessed from the lane. The site is situated within a neighborhood comprised primarily of Single Detached and Semi-detached Dwellings..

According to data from the City of Calgary's 2017 Civic Census, the following table identifies Glenbrook's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2017 Current Population	7,209
Difference in Population (Number)	- 465
Difference in Population (Percent)	- 6.1%

LAND USE DISTRICTS

Current Land Use District

The Residential – Contextual Two Dwelling (R-C2) District is intended to accommodate residential development in the form of Duplex, Semi-detached and Single Detached Dwellings in developed areas of the City.

Proposed Land Use District

The Residential – Grade-Oriented Infill (R-CG) District is intended to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwelling and Cottage Housing Clusters in close proximity or directly adjacent to low-density residential development. The district also accommodates Secondary Suites and Backyard Suites with new and existing residential development. The district offers flexibility with regards to

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building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. The redesignation of the subject parcel would result in a moderate increase in density. At the maximum permitted density of 75 units per hectare, this site could accommodate up to 4 units.

This land use redesignation was submitted as a result of a complaint for the two existing illegal Secondary Suites located within the Semi-detached Dwelling. The intent of the redesignation is to legalize the existing Secondary Suites. The definition of Secondary Suites in the Land Use Bylaw only permits Secondary Suites in a Single Detached or Contextual Single Detached Dwelling except in the R-CG district where it allows Secondary Suites to be on the same parcel as a Dwelling Unit contained in a semi-detached dwelling.

The process to legalize the two existing Secondary is subject to this land use application and future development permit and building permit. Approval of this land use application does not constitute approval of a specific development type, but rather it allows R-CG development to be considered via the development permit process.

There is no concurrent or pending development permit associated with this application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Residential Developed Established Area of the Municipal Development Plan, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Established Area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well service by existing infrastructure, public amenities and transit.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low-density residential development, is on a corner parcel, and will allow for greater variety of housing forms in the area.

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Local Area Plan

The parcel is located within the Low-Density Residential area of the Glamorgan – Glenbrook Design Brief, which was adopted by Council in 1971. The design brief establishes a basic framework for where the different types of development take place in the area.

The proposed redesignation of the subject parcel to Residential – Grade Oriented Infill (R-CG) District is in alignment with the Low-Density Residential identified in the design brief. The proposed district allows for moderate density increase while maintaining the low-density residential intent of the neighbourhood.

Location Criteria for Multi-residential Infill

In 2014, Council implemented 'Location Criteria for Multi-Residential Infill' to provide a more specific tool for the review of land use amendment applications in the Developed Areas. The criteria are not meant to be applied in the absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application to the local context. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low-density residential areas. The list of criteria and assessment of the parcel is as follows:

Location Criteria for Multi-Residential infill	Assessment
On a corner parcel	Yes: Parcel is located at the north-east corner of 41 Street SW and 33 Avenue SW
Within 400 metres of a transit stop	Yes: Parcel is within 400m of the westbound Route 13 bus stop.
Within 600 metres of a transit stop on the Primary Transit Network	Yes: Parcel is approximately 525m from both northbound and southbound of #306 BRT bus stops that provide services to Westbrook LRT station and Mount Royal University.
On a collector or higher standard roadway on at least one frontage	No: Parcel is approximately 350m from Richmond Road SW and 360m from 37 Street SW
Adjacent to existing or planned non-residential development or multi-unit development	No: Parcel is adjacent to low-density residential and is approximately 270m from a multi-residential development.

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Adjacent to or across from an existing or planned open space, park or community amenity	No: Parcel is approximately 100m from an open space and 370m from the Glenbrook Community Association Rink
Along or in close proximity to an existing or planned corridor or activity centre	No: Parcel is approximately 400m from the Glamorgan Shopping Centre located at the southwest corner of Richmond Road SW and 37 Street SW.
Served by direct lane access	Yes: Parcel has direct lane access

TRANSPORTATION NETWORKS

The subject parcel is a corner lot with access from the lane to two existing parking stalls. There is surface capacity on the east side of the parcel to accommodate additional parking spaces to support Secondary Suites or any form of R-CG development. The site is not within a Residential Parking zone and there are currently no on street parking restrictions.

The subject parcel is located approximately 525 metres from both a Northbound and Southbound route 306 bus stop (which is a primary Transit line). The Northbound route provides service to the Westbrook LRT station, and the Southbound route provides service to Mount Royal University, and a bus hub with access to bus routes 13, 72, 73, and 181.

UTILITIES & SERVICING

The site is within the Glendale pressure zone for water services. The existing system is able to support the proposed land use. No upgrade is required at this time.

In the event of an R-CG re-development, a storm extension or construction of drywell to contain storm runoff on site will be required.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Building sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of opposition from the Glenbrook Community Association (APPENDIX II).

Concerns stated are summarized as follows:

- Community Association sees no reason to re-zone the property from R-C2 to R-CG as the existing property fits under the R-C2 designation.
- The applicant asked for R-C2s in the applicant submission.

Administration reviewed the comments made by the Glenbrook Community Association and considers the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the Municipal Development Plan. The proposed R-CG district provides the additional development rights necessary to legalize the existing Secondary Suites.

The existing R-C2 district does not provide the same development rights as R-CG district. Secondary Suites in an R-C2 district are not allowed in Semi-detached Dwelling. However, Secondary Suites can be located on the same parcel as a Dwelling Unit contained in a semi-detached dwelling in an R-CG district. In addition, the R-CG district allows grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwelling and Cottage Housing Clusters.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

No public meeting were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern

We, the owners of 3340/3342 – 41 ST SW Calgary AB, T3E 3L2, would like to apply for the legalization of the secondary suites in said property. For this reason we wish to have our property approved for re-zoning to an R-CG land use. We would like to comply with all and any necessary steps in this process, so that we can increase the value of our property as well as create a safe and legal environment for those living on the lower levels.

Our building is a 2 story with four, completely separate suites. Specifically and as per a recent City inspection, they have separate entrance, hot water tanks, furnaces, electric panels, thermostat controls, and interconnected smoke detectors and do not require any structural changes of any kind. The house is located on a large corner lot with ample green space. There is a double driveway at the east side of the building off the back alley, with additional street parking. The property is located within very short distances to major amenities such as shopping centers, community halls, grocery stores and parks. As well as being within a 10 minute drive to downtown, it is situated in very close proximity to transit which puts it within minutes to Mount Royal University.

Thank you for your consideration.

Sincerely.

Maria Livaditis

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



**GLENBROOK COMMUNITY
ASSOCIATION**

3524 – 45 Street S.W.

Calgary, Alberta

T3E 3V2

Phone: (403) 249-6664

Fax: (403) 686-0884

Email: Glenbrook.community@shaw.ca

15 November 2017

LOC2017-0295

After review of this application The Glenbrook Community Association sees no reason to re-zone this property to R-CG from R-C2. As we read the application, this property will fit under the existing R-C2 designation, plus the applicant asks for a R-C2 designation in their application letter.

Yours truly

Murray Ost
President