

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

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 July 17

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 87D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3010 Glencoe Road SW (Plan 1553R, Block B, Lots 47 and 48) 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 87D2014.

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.

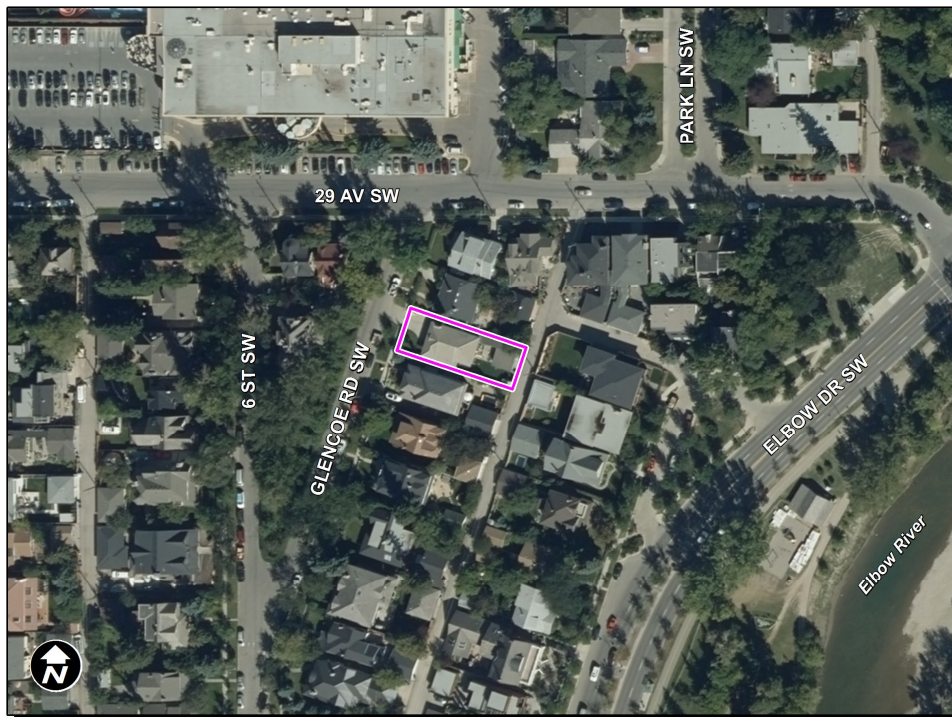
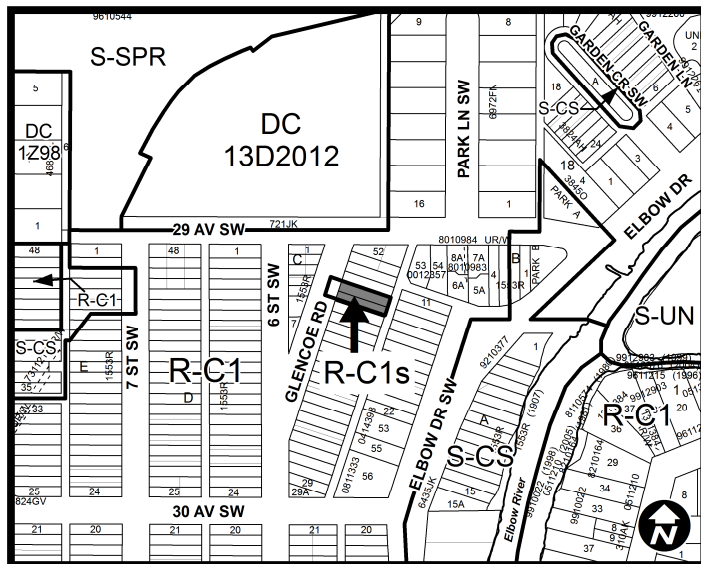
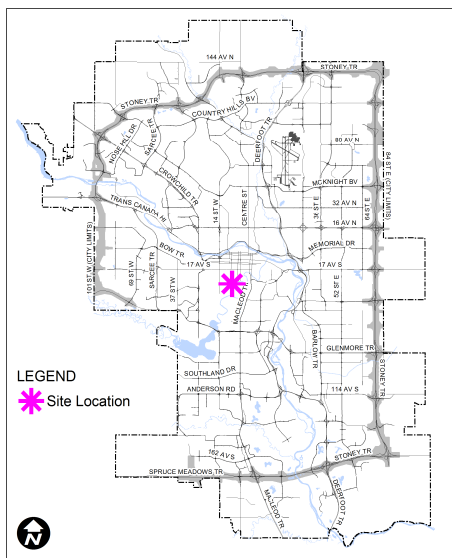
ATTACHMENT

1. Proposed Bylaw 87D2014

LAND USE AMENDMENT
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BYLAW 87D2014

MAP 9C

LOCATION MAPS



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SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3010 Glencoe Road SW (Plan 1553R, Block B, Lots 47 and 48) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- I don't believe it to be good planning to facilitate increased development intensity/density in flood prone areas.
- Parking and access (one way) limitations.
- Lot under minimum requirement of 15m width.
- Counting parking stalls in a double garage is disingenuous, similar to those on pad in front of garage, owners will not be inconvenienced in where they park and when they want to come and go by tenant. Tenant will be on street.

Comments from Ms. Gondek:

- The page 4 table that asks about a density increase raises the issue of how we define "density". I would suggest that our measurement of density as units per acre misses the density accommodated through secondary suites. Perhaps it is time the City of Calgary revisits its definition of density to better reflect the people who live in a given area rather than only looking at the visible structure.

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

Applicant:

Carmen Davison

Landowner:

Carmen Davison

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 recommendation create capital budget impacts or concerns.</i>	No	6
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 and storm) concern</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

**LAND USE AMENDMENT
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BYLAW 87D2014**

MAP 9C

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Elbow Park. The site is developed with a single detached dwelling with a rear detached double garage and a double parking pad accessed from Glencoe Road 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.

It is the Applicant's intent to develop a secondary suite over a garage at the rear lane of the existing single detached dwelling.

The proposed R-C1 district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. Additionally, the development of a secondary suite on this site can meet the intent of the Land Use Bylaw 1P2007 with relaxation of parcel width at the development permit stage.

Site Specific Considerations

The subject site has a parcel width of 13.73 metres and therefore, does not meet the minimum 15 metres R-C1s parcel width dimension required for any type of secondary suite. A relaxation of the parcel width would be required at the development permit stage.

Nonetheless, the parcel is of a sufficient size and has the capacity to accommodate:

- A single detached house with a secondary suite over a detached garage;
- a minimum total of two on-site motor vehicle parking stalls in a rear detached double garage with access from a paved lane (one stall for the single detached dwelling unit and one stall for the secondary suite); and,
- any required building setbacks as determined necessary at the development permit stage.

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory/Approved by Council - 2009)

The parcel is located within a *Developed Residential –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.

Elbow Park does not have an area redevelopment plan.

TRANSPORTATION NETWORKS

Pedestrian access is available from Glencoe Road SW. Vehicular access is available from the paved rear lane to a double detached garage.

The area is served by Calgary Transit with number 3 bus route and a bus stop located within 150 metre walking distance to the east of the subject site along Elbow Drive 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.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014**

MAP 9C

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association Letter (APPENDIX III).

Citizen Comments

Six objections were received against the application which can be summarized as follows:

- will set precedence for other secondary suite applications in the community;
- will reduce the appeal of the single family character of the community;
- will result in a much more transient community (renters); and,
- will increase traffic and result in no on-street parking. (note: proximity to the Glencoe Club)
- excessive size of a 2 storey garage overshadowing the primary residential dwelling unit
- further negative pressure on property value caused by the flood and rentals

Public Meetings

No meetings were held by the applicant or Administration.

**LAND USE AMENDMENT
ELBOW PARK (WARD 8)
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BYLAW 87D2014**

MAP 9C

APPENDIX I

APPLICANT'S SUBMISSION

I am applying to the city of Calgary to rezone my property from RC-1 to R-C1s.

I am applying for this re-designation based on numerous factors.

We live in a relatively small (1300sq ft bungalow) original home in the neighbourhood. We have put now hundreds of thousands of renovations into this home and plan to stay for a very long time. We have a growing family of 2 children with more coming.

I work at home and would like to have the option of an office on my property not in the home given the young children around. I also employ a nanny whom may or may not require a place to live-where our home is not big enough to do that. As well-both my husband and I have family that do not live in Calgary and Canada and often come and visit for extended periods of time. This secondary suite would provide us with a small casita to take care of the above mentioned needs. I firmly believe in maintain the neighbourhood character in building a secondary suite. If our house or basement floods again we would also have a place to live while we rebuild as we did our basement this year. This type of dwelling would be very well loved a cared for without any disruption to the neighbourhood. Types of secondary suites have always existed in Elbow Park without mention. The house across the street from us has a 3rd story completely suited floor with long term tenants. A house one 29th avenue down the street from us has its own private out building where guests and nannies have stayed. Not to mention many many homes having the nanny in the basement-another type of suite. I do not want to build a giant (mc mansion) home and have these amenities where by my current home suits our needs well enough except for a guest space and office.

I hope you consider my application for a secondary suite.

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

APPENDIX II

TABLE 1 – PARCEL WIDTH REQUIREMENTS

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

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
SOUTH OF 29 AVENUE SW & GLENCOE RD SW
BYLAW 87D2014

MAP 9C

APPENDIX III

COMMUNITY LETTER SUBMITTED

From: Donna Conway [mailto:conwayd@shaw.ca]
Sent: Thursday, May 22, 2014 3:05 PM
Subject: LOC2014-0056 EPRA Development Committee response

Re: LOC2014-0056 for 3010 Glencoe Rd SW

The EPRA Development committee has reviewed the applicant's submission, visited the site, and have received feedback from many of the immediate and surrounding neighbours as well as numerous Community members. Other than the applicant, all Community members have expressed concern and opposition to the application. The issues presented by the neighbours include:

1. A secondary suite would stress the street's already overloaded infrastructure. This street is narrow which becomes worse in winter. Due to the proximity of this property to the Glencoe Club, parking is already a major problem on this street. Traffic/parking committees have met with representatives from the City on numerous occasions in an attempt to address these issues. Concerns include: when cars park on both sides of the street there is insufficient space for City emergency vehicles, such as Fire trucks, to drive down the road; the on-street parking is taken by Glencoe members as well as by out of area people who park and then bus to downtown; the narrow street filled with parked cars blocks the ability to see children playing and thereby poses increased risk to them, as well as facilitates break and enter into parked cars.
2. As the applicant noted, their house is a relatively modest single story home and the proposed garage would be a large two story building. This would dwarf the primary residence and be inconsistent with the streetscape.
3. There would be a significant loss of privacy and sunlight into the neighbouring homes and rear amenity spaces.
4. The garage would not meet the LUB requirements for a rear detached garage and would require numerous relaxations.
5. Most of the existing properties on this street are serviced by antiquated services (water/sewer) that typically need to be upgraded when a property is renovated/rebuilt. It is likely that the existing services to this property will be inadequate and stress an already antique and overloaded system.
6. Concerns were stated that if the applicant was intending to use the space as they described then they would not need a secondary suite which would include a kitchen.

In general, the stated Community consensus was that Elbow Park is designated R-C1 for a reason. To allow secondary suites would change the face and character of the neighbourhood. There is a "vibe" that goes with R-C1 neighbourhoods, just as there is a "vibe" that goes with busier multi-family neighbourhoods. Maintaining distinct neighbourhood "vibes" gives options to citizens in terms of

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BYLAW 87D2014**

MAP 9C

neighbourhood character preferences. Approving this application would set a precedence and open the door to other secondary suite developments which in turn would change the designation of the R-C1 neighbourhood and make the term "single family home" meaningless. As such, The EPRA Development Committee would request adherence to the current zoning bylaw and that this application not be allowed.

Thanks for your consideration,
Donna Conway,
Chair, EPRA Development Committee