

**LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
NORTH OF LAXTON PLACE SW AND WEST OF 20 STREET SW
BYLAW 21D2018**

MAP 32S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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)

2017 November 16

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 21D2018; and

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 8 Laxton Place SW (Plan 3057HP, Block 22, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 21D2018.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

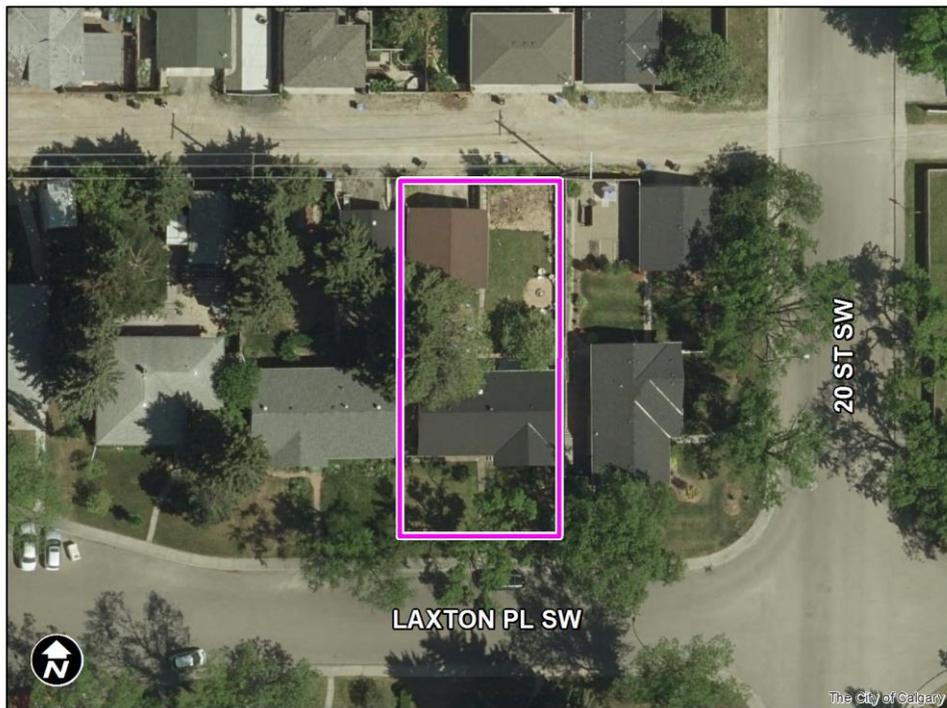
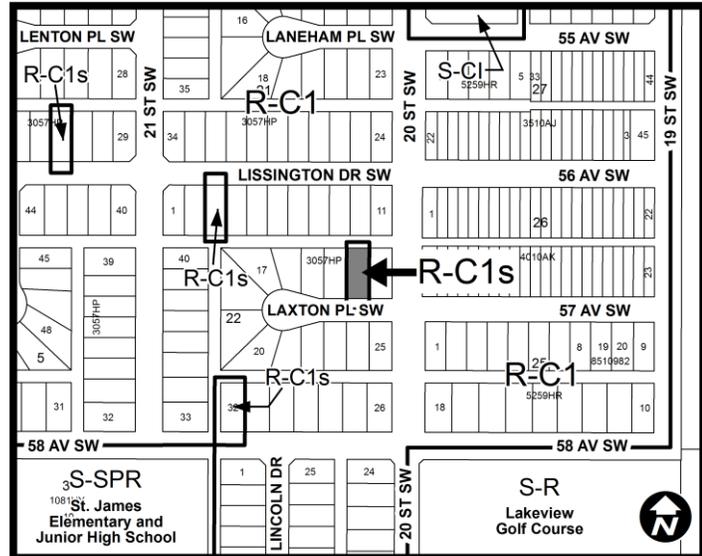
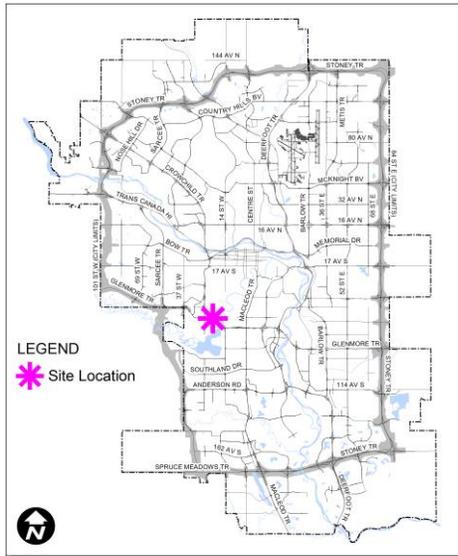
ATTACHMENT

1. Proposed Bylaw 21D2018

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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 8 Laxton Place SW (Plan 3057HP, Block 22, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** a Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 8 – 0

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Applicant:

Richard Bergen

Landowner:

Richard Bergen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of North Glenmore Park, the site is approximately 17 metres by 37 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. R-C1 uses exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies North Glenmore Park’s peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	-1,380
Difference in Population (Percent)	-37%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

A development permit is required if a Backyard Suite is proposed. As this is a discretionary use, the public would be invited to provide comments during the application process.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “Calgary” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Laxton Place SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 400 metre walking distance of the site on 54 Avenue SW. On-street parking adjacent to the site is not regulated through the Calgary Parking Authority’s residential parking permit system.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal

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is in alignment with MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the North Glenmore Park Community Association.

Citizen Comments

Administration received one (1) letter in opposition the application.

Reasons stated for opposition are summarized as follows:

- Concerns that existing renters in the area do not do yard work in a timely fashion;
- Parking will become more crowded; and
- The neighborhood character will be changed.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

LOC2017-0276

To whom it may concern

Re: R-1s Land Use Redesignation

Dear Sir or Madam,

The R-1s Land Use Redesignation will bring additional financial security. If we are able and the opportunity presents itself, we intend to provide our suite to a person/family that may require additional assistance due to financial hardship.

The suite would be located near multiple schools, athletic parks, pathways, bike lanes, Transit and is conveniently close to downtown. We intend to design the secondary suite to be as least intrusive as possible, integrating in the neighbourhood as other secondary suites in our community have already done.

Sincerely,
Richard Bergen

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APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to provide a general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

