

**LAND USE AMENDMENT  
NORTH HAVEN (WARD 4)  
NORTH HAVEN DRIVE NW SOUTH OF 48 AVENUE NW  
BYLAW 32D2018**

**MAP 33C**

**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 30

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 32D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4831 North Haven Drive NW (Plan 1169JK, Block 13, 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 32D2018.

**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.

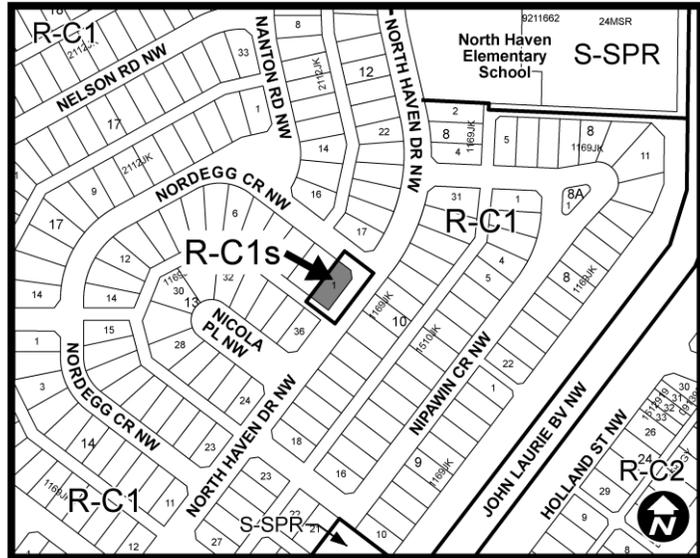
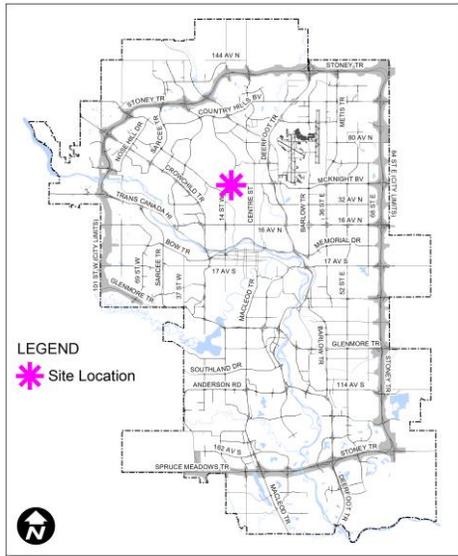
**ATTACHMENT**

1. Proposed Bylaw 32D2018
2. Public Submissions

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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 4831 North Haven Drive NW (Plan 1169JK, Block 13, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: L. Juan**

**Carried: 7 – 0**

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**Applicant:**

Sara Karimiavval

**Landowner:**

Parmal Gahunia  
Karndeeep Singh

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of North Haven, the site is approximately 17 metres by 33 metres in size and is developed with a one-storey single detached dwelling, an attached two-car garage that is accessed from North Haven Drive NW, and a one-car parking pad that is accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

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

<b>North Haven</b>	
Peak Population Year	1970
Peak Population	3,246
2017 Current Population	2,376
Difference in Population (Number)	-870
Difference in Population (Percent)	-27%

**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.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” 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 for North Haven.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from North Haven Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metre walking distance of the site on North Haven Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system. A fire hydrant is located on the south-west corner of the site, limiting on-street parking for a portion of the adjacent roadway.

**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.

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

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter in opposition to the application from the North Haven Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Lack of property maintenance;
- Limited on-street parking in the area;
- traffic safety for vehicles turning as North Haven Drive is a busy collector road and adding additional on-street parking will worsen the situation;
- Increasing noise from rear deck due to limited setback to adjacent property;
- No need for low cost rental accommodation at this location; and
- Reduce property value of adjacent parcels.

**Citizen Comments**

Administration received one (1) letter in support of the application outlining that North Haven Drive is well suited for an increase in density.

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Zoning should remain for single detached homes;
- Traffic concerns as Crescents are narrow, curving, hilly and designed for R-C1 traffic;
- No boulevards on main artery, North Haven Drive, which is the major route taken by children walking to school;
- Limited on-street parking in the evenings;
- The community has undergone densification with a multi-level condominium structure erected at the corner of 14 Street and North Haven Drive and a number of duplexes near 14 street. There is no need for an increase in density due to these changes.
- A desire to retain North Haven's character as a family-friendly, safe neighbourhood with conscientious residents with a vested interest in maintaining their property, driving and parking safely and contributing to community security.

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**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

August 31, 2017

Subject: Re-designation of 4831 North Haven Drive NW

To Whom It May Concern:

I am looking to pursue a secondary suite (basement) for this property. Being in close proximity to the University of Calgary and SAIT, I believe this would help students and young professional find affordable housing, which is challenge today in the nearing communities. Knowing parking is one of the primary concerns of neighbors and community, I would like to highlight this is corner property with a laneway. A double attached garage with driveway exists. Along with a concrete RV pad in the back. Parking will not be an issue.

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**APPENDIX II**

**LETTERS SUBMITTED**

North Haven Community Association Development Review Committee (DRC) met to review this application for a secondary suite. We consulted with the surrounding neighbours within one block of 4831 North Haven Drive. Fourteen households expressed unanimous opposition. DRC considers each application on its' own merits from a community wide perspective. In this case, DRC does not support this application for the following reasons:

- Property maintenance: it is our understanding that the dwelling was sold about four years ago and has been converted to a rental property. Neighbours commented on the lack of property maintenance including parking vehicles on the front lawn for car restoration.
- Parking: there is limited street parking in the area and spaces are already taken by current tenants.
- Traffic safety: 4831 is a corner lot on a busy collector with a curve. Also, there is a bus stop and a fire hydrant. The curve makes visibility to the lane and road intersection difficult to safely turn and adding tenant and tenant guest parked cars will further lead to unsafe driving and pedestrian concerns.
- Noise: The current dwelling's rear elevation with deck is very close to the adjacent dwelling leading to noise concerns that have not been mitigated by the absentee landlord. This will become an increasing problem with additional tenants.
- Social benefit: given the current Calgary rental market, there is no proven need for low cost rental accommodation here. The only benefit is to the owner's temporary financial position. Neighbours believe this will devalue their property and reduce their rights.

Attached is a submission from a community group that is also opposed to this application.

Terry Arnett, M.Arch., Ph.D.  
Director, Civic Affairs and chair DRC

cc. Sean Chu, Councillor

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APPENDIX III

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 enhance 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.

