

**LAND USE AMENDMENT  
MARLBOROUGH (WARD 10)  
NORTH-EAST OF MARCOMBE DRIVE NE AND  
MARCOMBE CRESCENT NE  
BYLAW 35D2018**

**MAP 22E**

**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 on the same parcel as a single detached dwelling. The site contains an existing one storey single detached dwelling with a double detached garage. To Administration's knowledge there is not an existing suite located on the parcel, but the application was submitted as a result of an illegal suite 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 35D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 1072 Marcombe Drive NE (Plan 1547LK, Block 2, Lot 13) 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 35D2018.

**REASONS FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community. The proposal conforms to the 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.

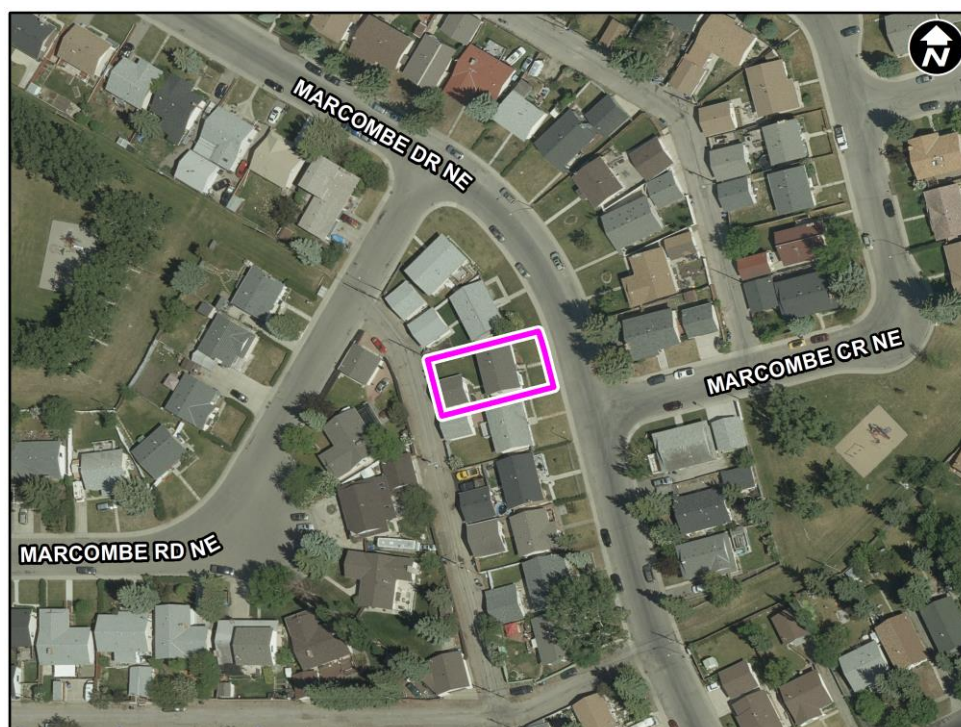
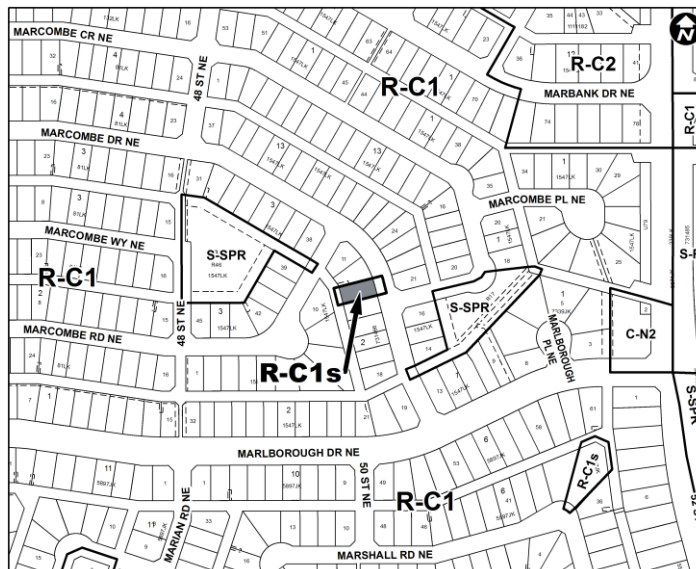
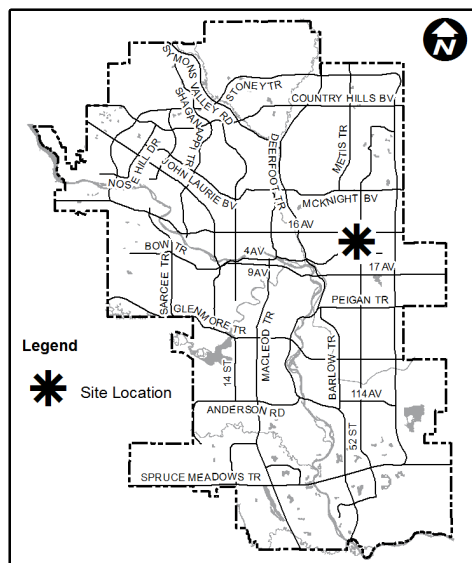
**ATTACHMENT**

1. Proposed Bylaw 35D2018

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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 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 1072 Marcombe Drive NE (Plan 1547LK, Block 2, Lot 13) 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:**

Devinder Singh Wadhwa

**Landowner:**

Devinder Singh Wadhwa  
Amtesh Wadhwa

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Marlborough, the site is approximately 15.0 metres by 30.0 metres and 463.9 square metres in size.

The site is developed with a one-storey single detached dwelling with a detached double garage. The site can be accessed from the rear lane for the purpose of on-site parking. The subject site is surrounded by properties zoned R-C1 with two lots in proximity to the subject site zoned as R-C1s for the purpose of developing a secondary suite.

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

<b>Marlborough</b>	
Peak Population Year	1982
Peak Population	10,025
2017 Current Population	9,226
Difference in Population (Number)	-799
Difference in Population (Percent)	-8%

**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 Marlborough.

## **TRANSPORTATION NETWORKS**

Pedestrian access to the site is available from Marcombe Drive NE and vehicular access from the rear lane. The area is served by Calgary Transit with a bus stop (Route 72) within 250 metres walking distance of the site.

On-site parking is provided in a double detached garage with access from the rear lane. There is sufficient space on the subject site to provide additional parking. On-street parking adjacent to the site is unregulated.

## **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 for this application.

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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 from the Marlborough Community Association (Appendix II). The Community Association expressed support for single detached dwellings in the community and does not encourage secondary suites.

**Citizen Comments**

Administration did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites  
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

My son and daughter got married and moved out of my house. Myself and my wife are retired. ~~We need~~  
The house is quite big for me. I need financial support too. It will help me in paying house tax. Houses are very costly for common working people. Some family in need will be able to rent the basement as location is very convenient.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

I have very cordial relations with all my neighbors. During my 17 years of stay there have been no complaint of any kind against me.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

I have a two car parking garage ~~for~~ which is sufficient for the primary dwelling as only me and my wife are living in primary dwelling. There are three <sup>road side</sup> parking spots in front of the house which are not ~~used~~ at the moment.

- 4) Are there any potential negative impacts of this development that you are aware of?

No

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.



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APPENDIX II

LETTERS SUBMITTED



THE COMMUNITY ON THE MOVE

**CALGARY MARLBOROUGH COMMUNITY ASSOCIATION**

636 MARLBOROUGH WAY N.E., CALGARY, ALBERTA T2A 2V6

October 30, 2017

Circulation Control  
Planning & Development #8201  
PO Box 2100, Stn. M  
Calgary, AB T2P 2M5

RE: File # LOC2017-0297  
1072 Marcombe Dr. NE  
Calgary AB

We recognize the request and appreciate them going through the proper channels, however the Calgary Marlborough Community Association supports the R-C1 single family zoning for this community. We do not encourage secondary suites as parking, services and community structures are designed around single family dwellings.

Yours truly,

Laura Greenwood  
Calgary Marlborough Community Association

G. Brenkman



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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 simplify and 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.

