

**LAND USE AMENDMENT
BOWNESS (WARD 1)
47 AVENUE NW EAST OF 79 STREET NW
BYLAW 242D2017**

MAP 34W

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 and 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 June 15

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 Bylaws 242D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7944 – 47 Avenue NW (Plan 2660AP, Block 4, Lot 23) 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 242D2017.

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 the Bowness Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

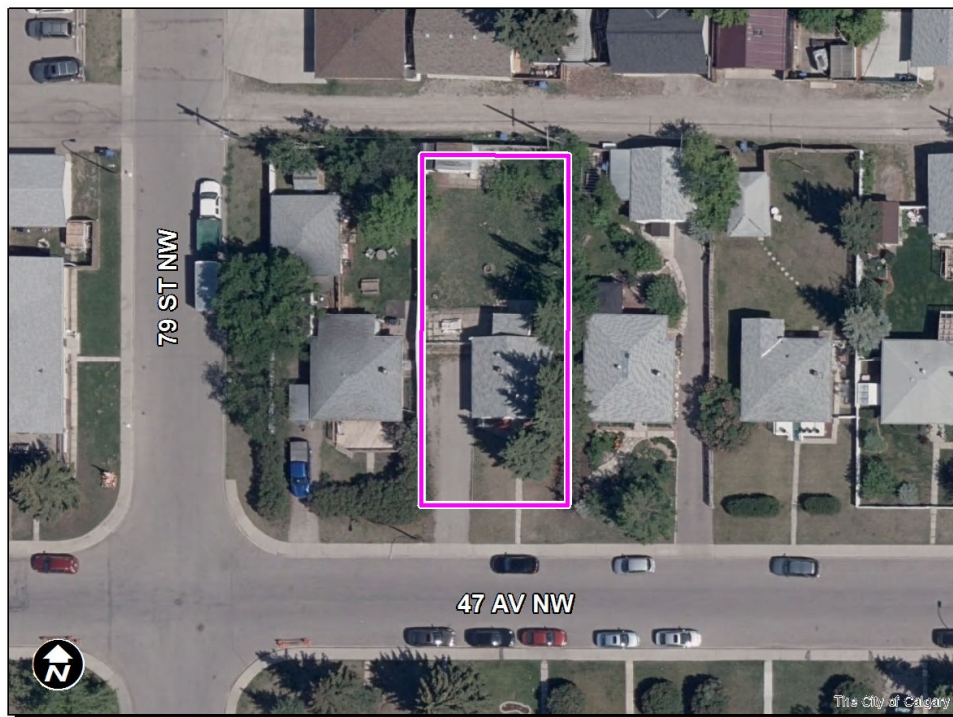
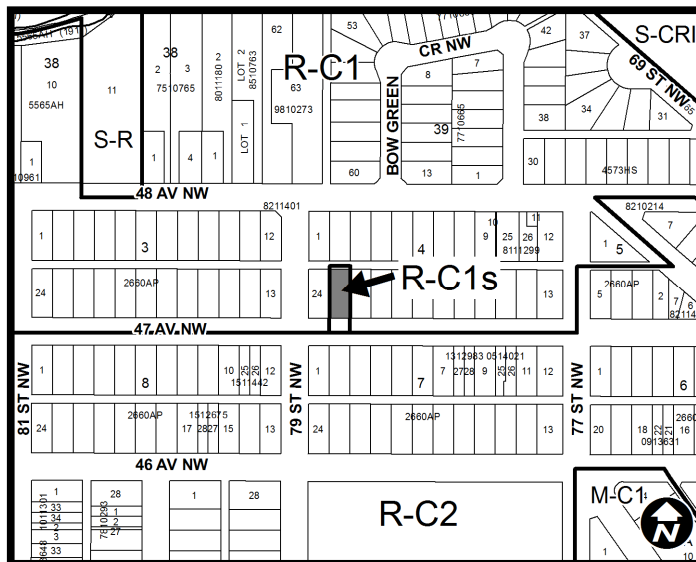
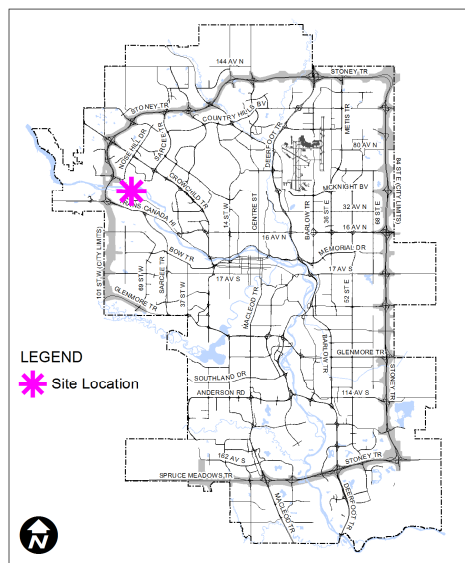
ATTACHMENT

1. Proposed Bylaw 242D2017

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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 (0.14 acres \pm) located at 7944 – 47 Avenue NW (Plan 2660AP, Block 4, Lot 23) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: L. Juan

Carried: 6 – 0

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Applicant:

Michael Dean Mazurek

Landowner:

Michel Dean Mazurek

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres by 37 metres in size and is developed with a 1-storey single detached dwelling and a one-car parking pad that is accessed from 47 Avenue NW. Single detached dwellings exist to the north, east, and west of the site. Single detached and semi-detached dwellings exist to the south of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Bowness' peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2016 Current Population	11,010
Difference in Population (Number)	-2,124
Difference in Population (Percent)	-16%

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.

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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 – Inner City 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).

Bowness Area Redevelopment Plan (1995)

The site is located within a “Residential: Low Density, Conservation & Infill” area on the Land Use Policy Areas Map (Map 2) in the *Bowness Area Redevelopment Plan* (ARP). The land use proposal is consistent with the ARP policies including the Residential Land Use policies (section 7) which aim to support low density residential, protect the existing residential character, and maintain stability in the community.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 47 Avenue NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on 46 Avenue NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water and sanitary services (storm sewer is not immediately available) 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 did not receive a response from the Bowness Community Association.

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

Please accept this rezone application for 7944 47 Ave NW Calgary. My future plan is to live in the second suite and have my daughter and her family live in the main house. At this time I am undecided on the type of secondary suite. The type of suite will depend on construction costs and neighbourhood development.

I feel the current house on the property has approximately 10-15 years of life remaining. I also feel a property with secondary suite makes the property more efficient and better utilizes existing public services. With the help of the city I will decide on a secondary suite above a garage or the basement type secondary suite.

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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 simply 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.

