

**LAND USE AMENDMENT
RICHMOND (WARD 8)
32 AVENUE SW, WEST OF 25 STREET SW
BYLAW 246D2017**

MAP 7C

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 Bylaw 246D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2608 – 32 Avenue SW (Plan 8598GF, Block 3, Lot 2) 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 246D2017.

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

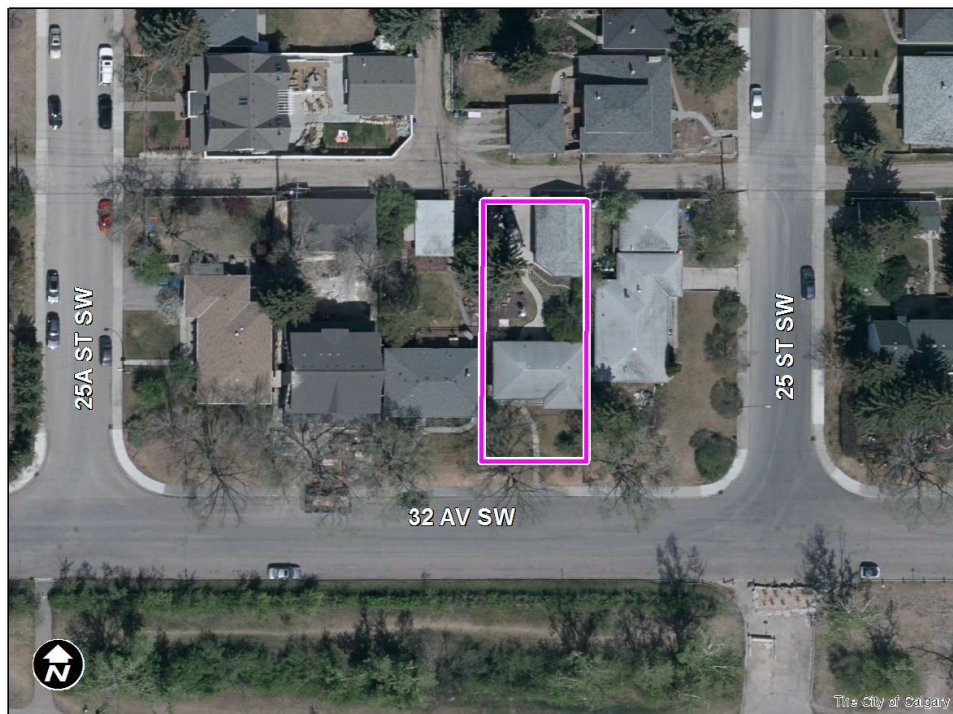
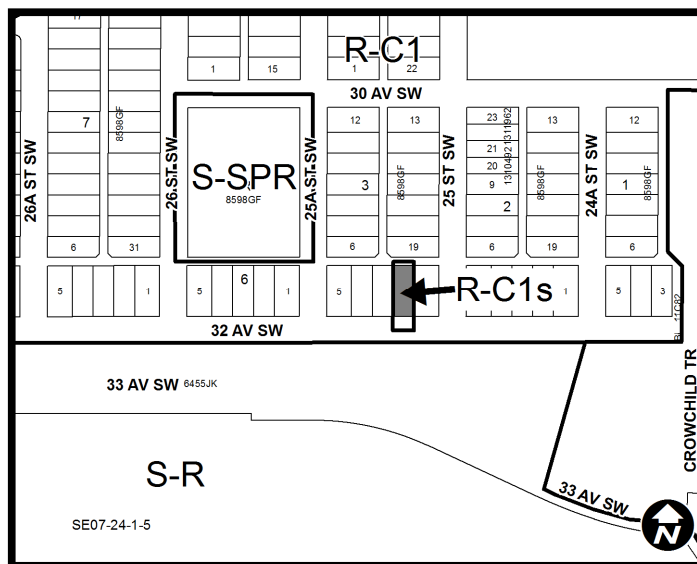
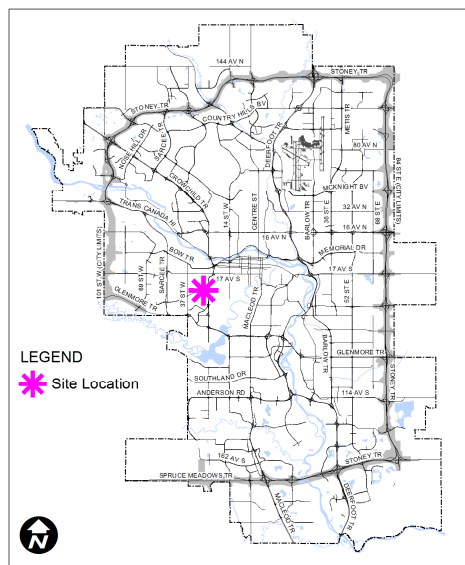
ATTACHMENT

1. Proposed Bylaw 246D2017
2. Public Submission

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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 2608 – 32 Avenue SW (Plan 8598GF, Block 3, Lot 2) 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:

Nyhoff Architecture

Landowner:

Kale Morton
Elyse Walsh

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Richmond, the site is approximately 30 metres by 76 metres in size and is developed with a one-storey Single Detached Dwelling with a detached double-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and west of the site. To the south lies the 33 Avenue SW road right-of-way and green space buffer.

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

Richmond	
Peak Population Year	1968
Peak Population	5,080
2016 Current Population	4,705
Difference in Population (Number)	-375
Difference in Population (Percent)	-7%

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 – 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).

Richmond Area Redevelopment Plan (1986)

The site is located within the Conservation/Infill area on Map 2: Land Use Policy. The ARP does not make specific reference to secondary or backyard suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 32 Avenue SW and the rear lane. The area is served by Calgary Transit Route 112 bus service with a bus stop location within approximately 250 metre walking distance of the site on 33 Avenue SW. On-street parking adjacent to the site is 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.

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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 an email of no objection to the application from the Richmond/Knobhill Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- Concerns of backyard suite height and its effect on privacy and shadows.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

As the property owners and residents of 2608 32 ave SW, we are submitting an application to develop a secondary suite above a proposed detached garage. The intended purpose of the secondary suite is to provide part time residence to our parents/in-laws, Karen and Clayton Behiel. Currently, Karen and Clayton reside in Airdrie during the summer months (typically, from May to October) and spend the remainder of the year in their second home in Mexico. They are looking to downsize from their primary residence and would like to be closer to their grandchildren. If approved, they would live in the secondary suite approximately 6 months of the year during the summer months and would help us with caring for our 3 children.

The existing house and lane accessed garage on the site will be removed. A new single family residence is proposed to be constructed on the site with a new garage and second storey suite above the garage off the lane. The garage is proposed to be a 2 car garage, with an additional parking stall situated adjacent to it, to allow for the parking of the second floor suite. The property is located within walking distance of bus Routes 112, and 732 along 33rd Avenue SW allowing for access to schools and downtown via Calgary Transit

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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.

