

**LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 10)
NORTH OF 16 AVENUE SE AND WEST OF 34 STREET SE
BYLAW 247D2017**

MAP 16E

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 247D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1604 Radisson Drive SE (Plan 2870JK, Block 4, Lot 5) 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 247D2017.

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 Albert Park/Radisson Heights Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

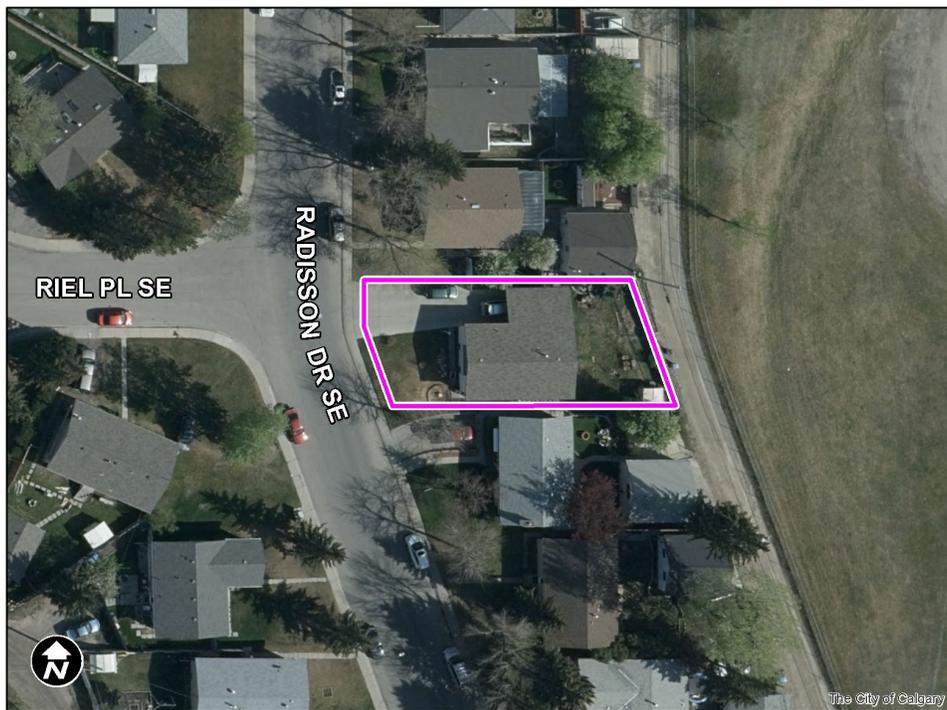
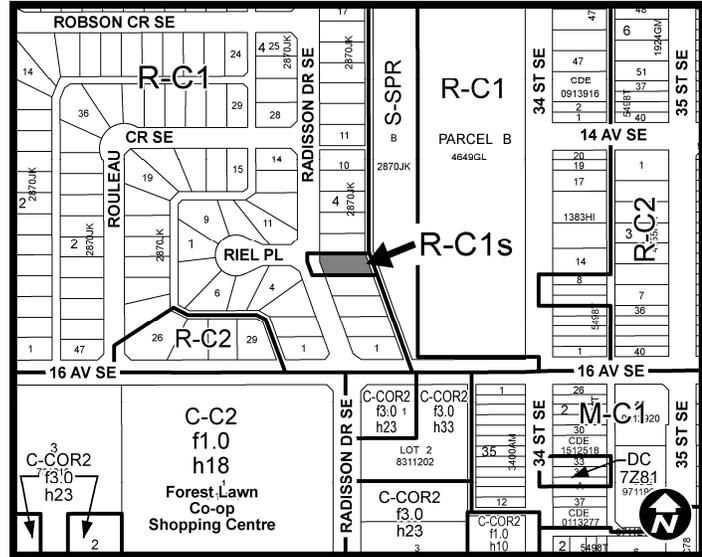
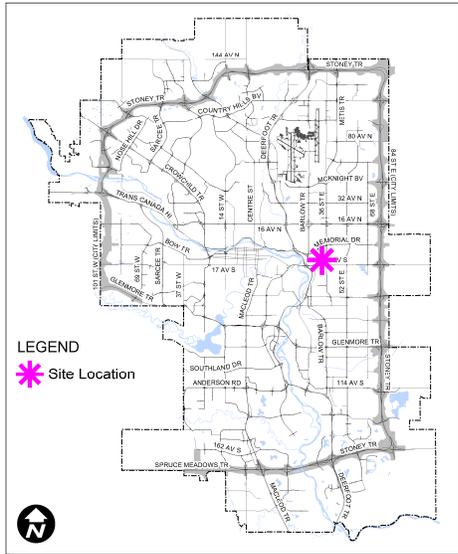
ATTACHMENT

1. Proposed Bylaw 247D2017

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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 1604 Radisson Drive SE (Plan 2870JK, Block 4, Lot 5) 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:

Mary Bengtayen

Landowner:

Mary Bengtayen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Albert Park/Radisson Heights, the site is approximately 34 metres by 16 metres in size and is developed with a one - storey Single Detached Dwelling with a two car parking pad that is accessed from Radisson Drive SE. Single Detached dwellings exist to the north, south and west. A school exists immediately adjacent to the east, across the rear lane.

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

Albert Park/Radisson Heights	
Peak Population Year	1992
Peak Population	6,707
2016 Current Population	6,673
Difference in Population (Number)	-34
Difference in Population (Percent)	-1%

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).

Albert Park/Radisson Heights Area Redevelopment Plan (1991)

The site is located within the “Low Density Residential” area on Map 1 of the Albert Park/Radisson Heights Area Redevelopment Plan (ARP). This area is to retain its existing low density residential land use designations (R-C1 and R-C2) and encourages compatible infill developments with the use of approved residential infill guidelines. The ARP makes no specific mention of secondary suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Radisson Drive SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metres walking distance of the site on 16 Avenue SE. On-street parking adjacent to the site is unregulated 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 did not receive a response from the Albert Park/Radisson Heights Community Association.

Citizen Comments

Administration received one [1] letter in opposition to the application. Reasons stated for opposition is that the driveway is always parked with multiple vehicles; there would be no additional parking available for a secondary suite.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for making this application

1. I'm retired and no job, so with the approval I will be able to generate some income that will help me pay my mortgage and bills.
2. I'll be able to upgrade my electrical wirings and so with the plumbing.
3. Find out that there is no insulation so I would like to fix it so that it will be a decent place to live with, and that I'll be able to save in my utilities.

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.

