

LAND USE AMENDMENT
FOREST LAWN (WARD 10)
38 STREET SE AND 8 AVENUE SE
BYLAW 198D2017

MAP 15E

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 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 May 04

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 198D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 906 – 38 Street SE (Plan 2700AH, Block 38, Lots 11 and 12) 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 198D2017.

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

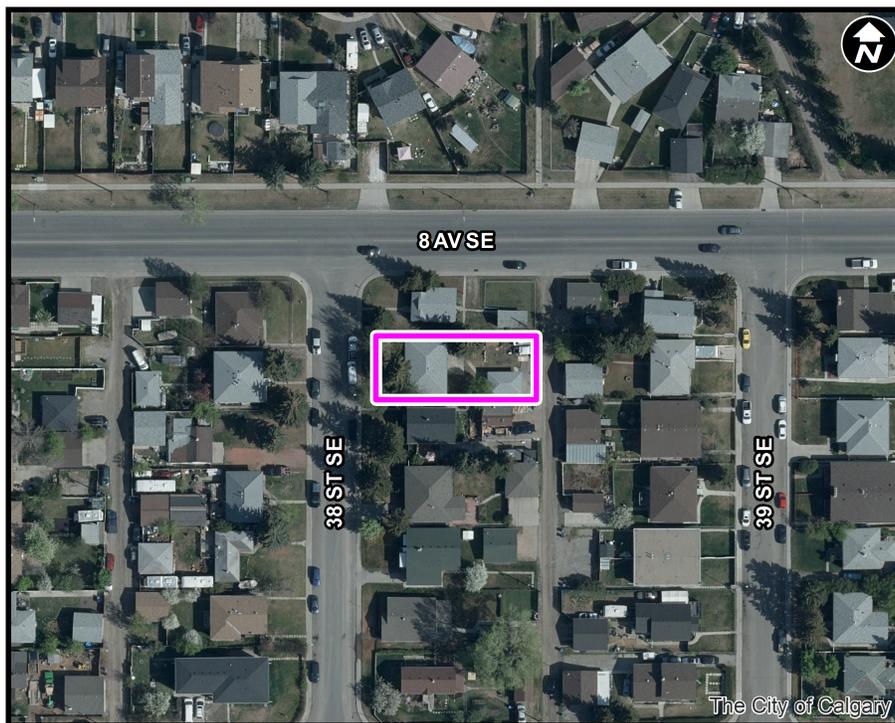
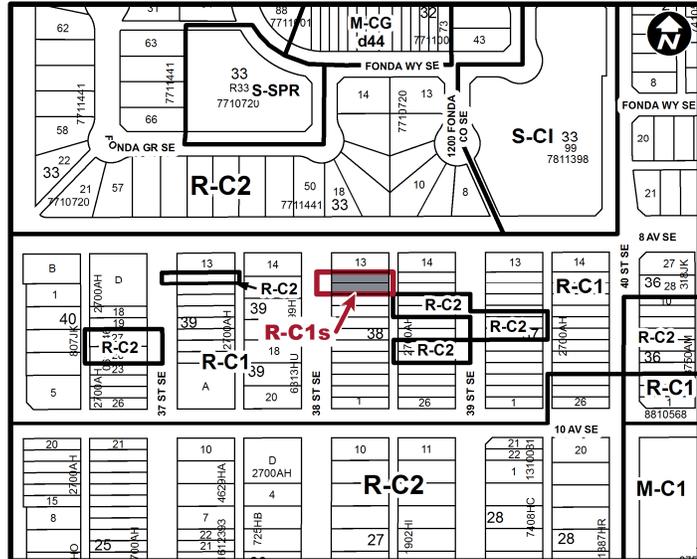
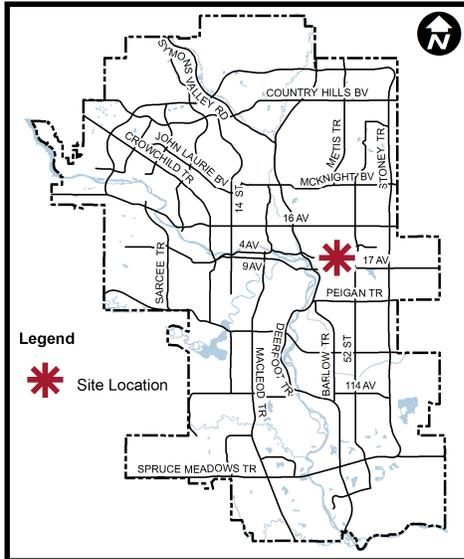
ATTACHMENT

1. Proposed Bylaw 198D2017

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MAP 15E

LOCATION MAPS



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MAP 15E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 906 – 38 Street SE (Plan 2700AH, Block 38, Lots 11 and 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to allow a secondary suite or backyard suite for the following reasons:
 - a) The property has adequate parking options in the rear and front of the parcel.
 - b) The property meets or exceeds the required width and depth of lots for secondary/backyard suites.

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MAP 15E

Applicant:

Harvey Olson

Landowner:

848578 Alberta Ltd (Gary Mathieson)

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Forest Lawn, the site is approximately 15 metres by 38 metres in size and is developed with a one-storey single detached dwelling, a detached one-car garage that is accessed from the rear lane, and a one-car parking pad that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

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

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2016 Current Population	7,711
Difference in Population (Number)	-1,377
Difference in Population (Percent)	-15%

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.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

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MAP 15E

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 (MDP) (Adopted by Council 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).

Forest Lawn/Hubalta Area Redevelopment Plan

The parcel is located within the Low Density Residential/Conservation area as identified on Map 3 in the Forest Lawn/Hubalta Area Redevelopment Plan (ARP). Although the ARP makes no specific reference to the site, the land use proposal is in keeping with the objectives of the ARP.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 38 Street SE 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 8 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.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Forest Lawn 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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MAP 15E

APPENDIX I

APPLICANT'S SUBMISSION

The owner, (Gary Mathieson) of 848578 Alberta Ltd has this as a rental property.

The lower level is undeveloped. The house would be modified to have a new basement suite apartment. Separate entrance / separate utilities for each unit. Upper and lower private amenity rear yard space for each, on site parking (of the rear lane), for 4 vehicles.

In the event of future sale of the property, it would allow a new owner to live in one unit and have the revenue potential of a suite to provide a financial benefit towards the afford-ability of the property.

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.

