

**LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 10)
34 STREET SE AND 10 AVENUE SE
BYLAW 219D2017**

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, to Administration's knowledge there is not an existing suite located on the parcel and the application was submitted as a result of a complaint that was lodged in early 2017 for illegal dwelling units. The site is located within the Airport Vicinity Protection Area but outside of any Noise Exposure Forecast (NEF) Contours.

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 18

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 219D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1106 - 34 Street SE (Plan 8429GD, Block 7, Lot 42) from Residential - One Dwelling (R-C1) District **to** Residential- One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 219D2017.

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.

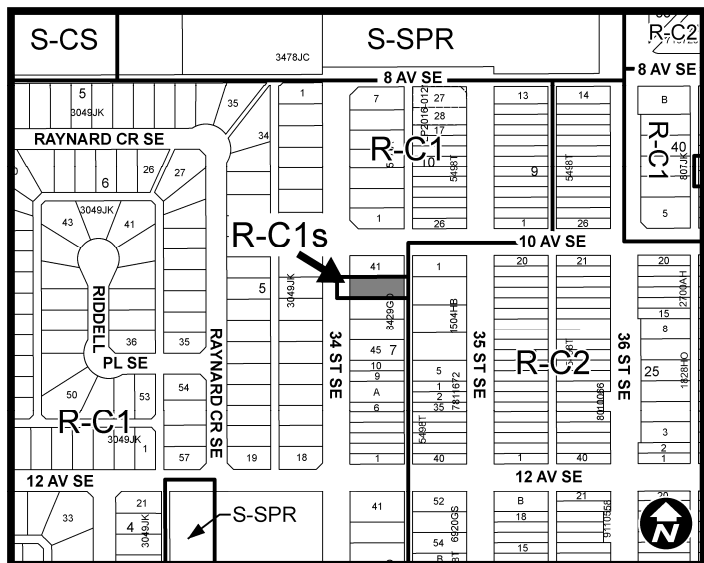
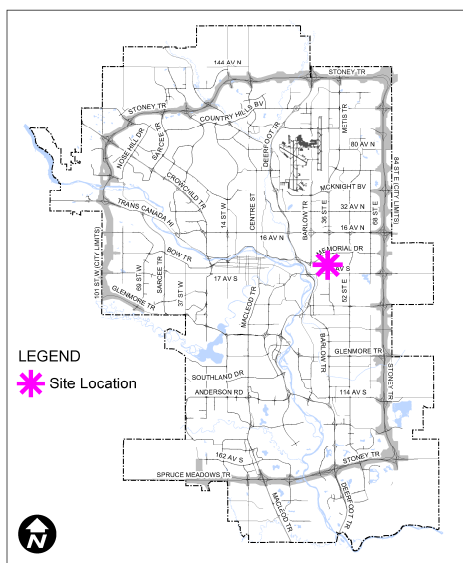
ATTACHMENT

1. Proposed Bylaw 219D2017
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 1106 - 34 Street SE (Plan 8429GD, Block 7, Lot 42) from Residential - One Dwelling (R-C1) District **to** Residential- One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 9 – 0

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Applicant:

Delia Sayen

Landowner:

Edgardo Rodriguez
Delia Sayen

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 15 metres by 40 metres in size and is developed with a single storey single detached dwelling and a detached double-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, west and south of the site. Semi-detached dwellings exist to the east of the site.

According to data from The City of Calgary, 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 (1989)

The site is located within the “Low Density Residential” area of the *Albert Park/Radisson Heights Area Redevelopment Plan*. This plan aims to maintain the existing low density residential character of the community; therefore this land use amendment application is aligned with the policy direction of this plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 34 Street SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on 36 Street 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 are summarized as follows:

- Increased traffic and disturbance in the rear lane

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern:

I Delia D. Rodriguez am applying for rezoning the property. The reason is I want to live at the basement while my 2 kids are growing I have one 19 year old and one 15 year old instead of my kids going to rest somewhere else they can occupy the upper part of the house.

Thank you

Respectfully yours

Delia Rodriguez

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.

