

**LAND USE AMENDMENT
LAKE BONA VISTA (WARD 14)
120 AVENUE SE AND LAKE WAPTA RISE SE
BYLAW 168D2017**

MAP 11S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential parcel in Forest Lawn from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The parcel contains an existing single detached dwelling and the application is not 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 April 06

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 168D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 188 Lake Wapta Rise SE (Plan 5942JK, Block 2, Lot 16) 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 168D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of additional residential use (Secondary Suite or a Backyard Suite) which are compatible with and complimentary to the existing low density residential character of the community.

This proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

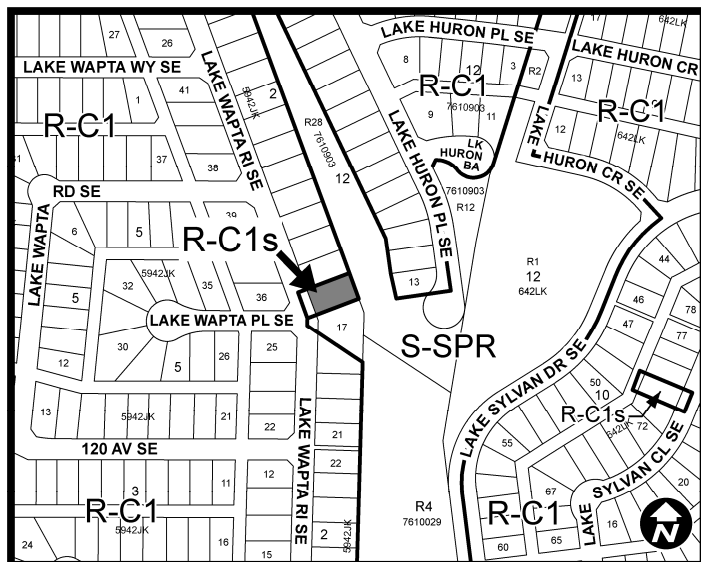
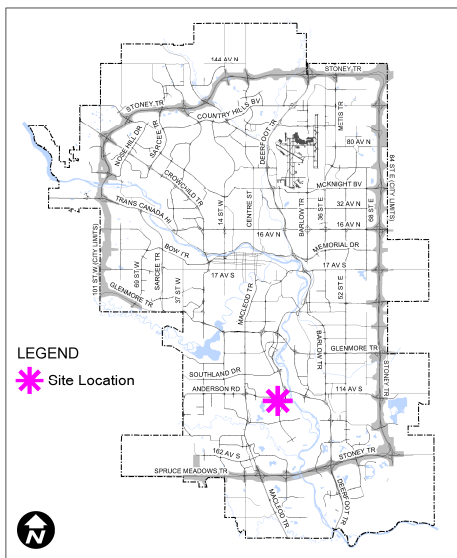
ATTACHMENT

1. Proposed Bylaw 168D2017

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MAP 11S

LOCATION MAPS



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MAP 11S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 188 Lake Wapta Rise SE (Plan 5942JK, Block 2, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 5 – 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application because the property did not have the benefit of a rear lane to provide parking options for the additional dwelling unit.

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MAP 11S

Applicant:

Garth Douglas Morgan

Landowner:

Garth Douglas Morgan
Janet Morgan

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Lake Bonavista, the parcel is approximately 20 by 34 metres in size and is developed with a single detached dwelling. A detached garage is located at the rear of the site and is accessed from Wapta Rise SE to the west. There is no lane. There are currently 2 existing parking stalls on the site. Single detached dwellings are located to the north, west east and south of the site. These adjacent parcels are designated R-C1. The single detached dwellings to the east and south of the parcel are buffered by a greenspace designated as S-SPR.

The site is within 700 metre walking distance of Lake Bonavista and St. Boniface Elementary Schools.

Lake Bonavista	
Peak Population Year	1979
Peak Population	13,530
2016 Current Population	10,478
Difference in Population (Number)	-3,052
Difference in Population (Percent)	-23%

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 already contain a single detached dwelling.

The parcel meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The parcel is located within the “Residential Developed – Established Area” area as identified on Map 1 in the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Bonavista Design Brief (1974)

The Bonavista Design Brief (1974) applies to the subject lands and the proposed redesignation aligns with the policies of that planning document.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Lake Wapta Rise SE. The area is served by Calgary Transit bus service with bus stop locations within 350 metre walking distance of the parcel on Lake Sylvan Drive SE (Routes 29 and 714), and 650 metre walking distance of the parcel on Acadia Drive (Routes 715 and 762) SE. The Anderson LRT Station is located 3.7 kilometre walking distance or 45 minutes away. There are currently 2 parking stalls on the parcel. On-street parking adjacent to the parcel is not regulated.

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 also be required depending on the type of secondary suite proposed at development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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

No comments were received from the Lake Bonavista Community Association.

Citizen Comments

One letter of opposition, to the proposed land use amendment was received from a home owner across the street. The letter cites such concerns as a decrease in property values, lack of parking and the beginning of an increase in rental properties for the community. The letter also states concerns that the main floor and basement could both be rented and as such could lead to property neglect.

Public Meetings

No public meetings were held by the applicant or Administration.

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MAP 11S

APPENDIX I

APPLICANT'S SUBMISSION

I am applying for the zoning redesignation of the above property to assist me in securing retirement income. Currently, the property is a single dwelling home; hence, the zoning redesignation to allow the construction of a basement suite would provide an opportunity to increase my retirement income should the need arise, particularly as I do not have a private pension plan.

Further, the addition of a secondary suite would provide lower cost quality housing for people. This need is clearly demonstrated during Calgary's economically stable and prosperous times, which, undoubtedly, will return. I would be able to offer two living accommodations at lower rental fees rather than a higher cost house.

This property is located on a quiet, safe street in southeast Calgary in the Lake Bonavista community. The well-established neighbourhood is stable, friendly, and safe. The property has ample off-street parking, with a double garage and long driveway that extends from the front to the back of the house. Directly to the south and east are green spaces. The property is ideal for couples and families, given its proximity to bus routes and major thoroughfares-Anderson Road, Deerfoot Trail, and Blackfoot Trail. Elementary and junior high schools are within walking distance, as are playgrounds and a strip mall containing a grocery store, pharmacy, health professionals, restaurants, gas station and a variety of other services. The community also has an excellent recreation centre offering a variety of sports and a man-made lake and park that offers swimming in the summer and skating in the winter.

Thank you for considering this application.