

LAND USE AMENDMENT
BANFF TRAIL (WARD 7)
HALIFAX CRESCENT NW AND 20 STREET NW
BYLAW 157D2017

MAP 29C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Banff Trail from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not the 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 March 23

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 157D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2123 Halifax Crescent NW (Plan 9110GI, Block 1, Lot 6) 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 157D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the surrounding neighbourhood. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel backs onto a public park and is located in close proximity to the Banff Trail LRT Station and significant commercial amenities at North Hill Shopping Centre.

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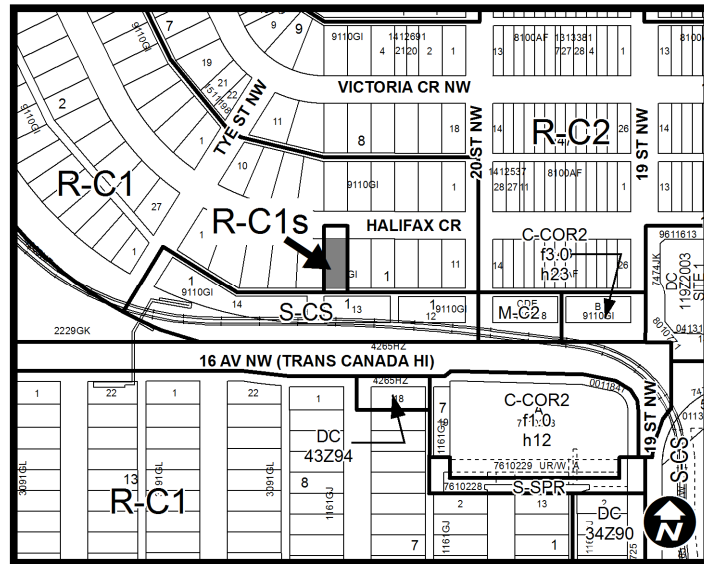
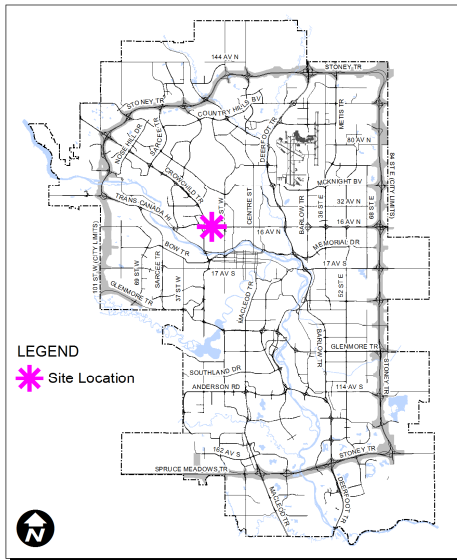
ATTACHMENT

1. Proposed Bylaw 157D2017
2. **Public submissions**

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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 2123 Halifax Crescent NW (Plan 9110GI, Block 1, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Channi Pannu

Landowner:

David Kumar Ramjeeawon

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Banff Trail, within a low density residential neighbourhood made up primarily of single detached dwellings designated Residential – Contextual One (R-C1) District. Directly south of the subject site, on the opposite side of rear lane, is a public park. The subject site is developed with a single detached dwelling (one-storey bungalow) and a detached double-car garage with access from the rear lane.

The site has an approximate frontage of 17 metres along Halifax Crescent NW, a depth of 37.2 metres and comprises a total lot area of approximately 633 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite as prescribed by the Land Use Bylaw and it is reasonable to anticipate that required parking and amenity space could be achieved. These items and potential site changes would be reviewed in detail through a subsequent development permit and/or building permit process.

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2016 Current Population	4,189
Difference in Population (Number)	-694
Difference in Population (Percent)	-14%

LAND USE DISTRICTS

The proposed R-C1s district would allow for the development of a secondary suite in addition to the existing Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite (Basement Suite) as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complementary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and 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)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the MDP. The Developed Residential Area – Established Area policy supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

Banff Trail Area Redevelopment Plan

The subject site is located within the boundaries of the Banff Trail Area Redevelopment Plan (ARP). The Banff Trail ARP is intended to establish a framework for managing change and growth in the neighbourhood of Banff Trail NW. In general, the ARP envisions a balance between preserving the existing character and quality of the area and allowing compatible infill development and modest intensification in strategic areas.

The subject site is located within the Medium Density Low-Rise on the land use plan found in Figure 2. The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. The plan provides that new development within this area should be limited to medium-density low-rise residential developments including townhouses, apartments, and live/work units. The proposed Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite does not implement the full extent of development contemplated by the Banff Trail ARP, however it does provide an opportunity for a modest increase in density and does not preclude the type of future comprehensive redevelopment the ARP calls for.

TRANSPORTATION NETWORKS

The site is accessed from the rear lane and has an existing detached double-car garage. The parcel is well served by Calgary Transit with the Banff Trail LRT station located approximately 550 metres northwest of the site. Bus stops for a variety of routes are also available along 16th Ave NW approximately 120 metres southeast of the site.

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UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Banff Trail Community Association at the time of writing this report.

Citizen Comments

Administration received two (2) letters of objection and a petition signed by ten (10) other landowners within the vicinity of the subject site opposed to the proposed redesignation. In general, the alleged issues noted in these documents relate to:

- Overcrowding of the existing dwelling;
- Lack of oversight and maintenance by the property owner;
- Obnoxious tenants exhibiting abusive behavior towards neighbours; and
- Parking.

Public Meetings

No public meetings were held by either the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am the registered owner of the property at 2123 Halifax Crescent NW, Calgary AB.

I would like to apply to change the land use designation of our property to have a legal Secondary Suite.

I need to take care of my parents and they are going to live with us. I want to make a separate suite for them to feel like home.

There are already three car parking available on site.