

**LAND USE AMENDMENT
MARLBOROUGH PARK (WARD 10)
NORTH OF 8 AVENUE NE AND WEST OF 68 STREET NE
BYLAW 36D2017**

MAP 23E

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The suite does not currently exist, and there are no current complaints on file for illegal dwelling units.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 December 01

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 36D2017; and

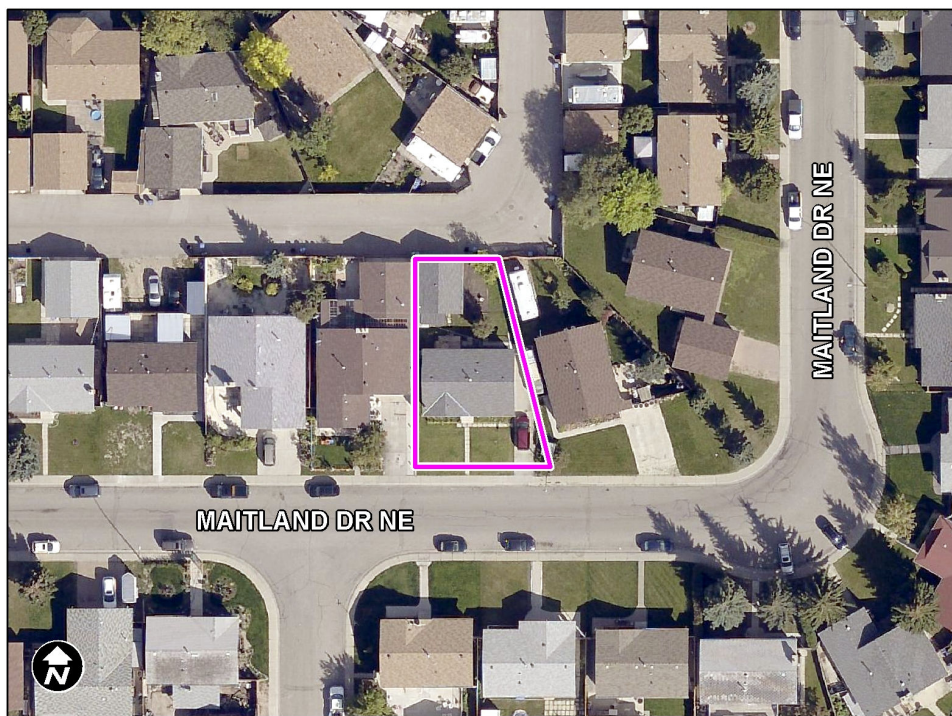
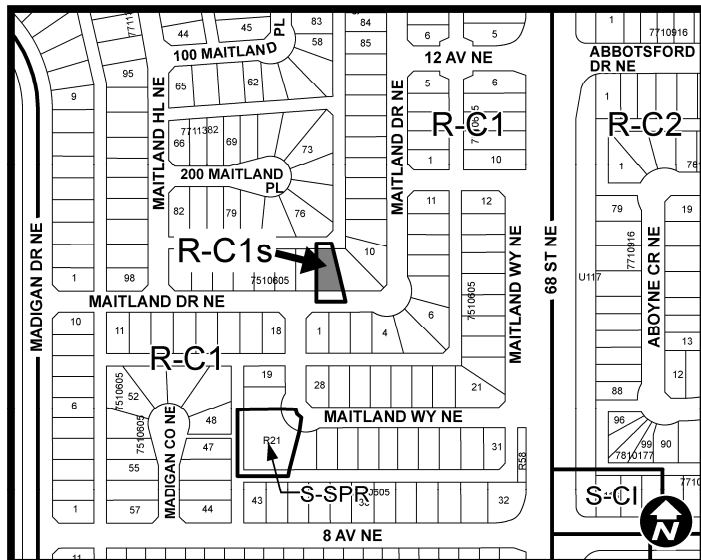
1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1040 Maitland Drive NE (Plan 7510605, Block 20, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 36D2017.

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 the established character of the community. In addition, the 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 (LUB).

ATTACHMENT

1. Proposed Bylaw 36D2017

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1040 Maitland Drive NE (Plan 7510605, Block 20, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 8 – 0

Absent: G.-C. Carra

Comments from Mr. Wright:

- The seven secondary suites for the December 1 Agenda are in communities that have a cumulative decrease in population of more than 8400 residents since achieving their peak population dates. A total of seven letters of objection were submitted and raised issues such as parking and changing the nature of the community. The relative impacts of secondary suites should be viewed a minimal given the significant reductions already experienced.

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Applicant:

Gabe Woldu

Landowner:

Gabe Woldu

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough Park, the site is approximately 12 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with parking currently accessed from the rear in a detached garage and from the front on a front driveway. Single detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 250 metres from a bus stop.

Marlborough Park	
Peak Population Year	1982
Peak Population	9,735
2016 Current Population	8,711
Difference in Population (Number)	-1,024
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site 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 the minimum parking requirement and the amenity space provisions. If any relaxation may be 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 an additional dwelling unit (in the form of a secondary suite) to be considered via the permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

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).

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane and the front of the property and parking is available in a detached double rear garage and a front driveway. The area is served by Calgary Transit with a bus stop located approximately 250 metres walking distance from the site along Madigan Drive NE. Unrestricted on-street parking is permitted in the area.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Marlborough Park Community Association was circulated regarding this application. No response was received.

Citizen Comments

There were two responses received in opposition to the application from the surrounding neighbours. These letters expressed concerns with changing the nature of the neighbourhood, parking, and issues with landlord/tenants in this area.

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 would rather make it legal than illegal suite. Makes me feel good.
- 2) This would be beneficial for low income people as it is low rental.
- 3) This would also be beneficial for elderly people with low income.
- 4) This will help new buyers to live up and rent down.
- 5) It will help new buyers to qualify as the rental is added to their income.