

**LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
ARBOUR GLEN CLOSE NW
BYLAW 50D2017**

MAP 15NW

EXECUTIVE SUMMARY

This land use amendment application proposes 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. There is currently no secondary suite on the site 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 Calgary. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 December 15

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 50D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 144 Arbour Glen Close NW (Plan 9212385, Block 5, Lot 56) 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 50D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use District allows for two additional residential uses of Secondary Suite or Backyard Suite. These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood.

In addition to the above general compatibility of the proposal with the neighbourhood, the application can also be supported because the site is located approximately 320 metres from bus routes 199 and 299 located on Arbour Lake Way NW, which provide access to the Crowfoot LRT station.

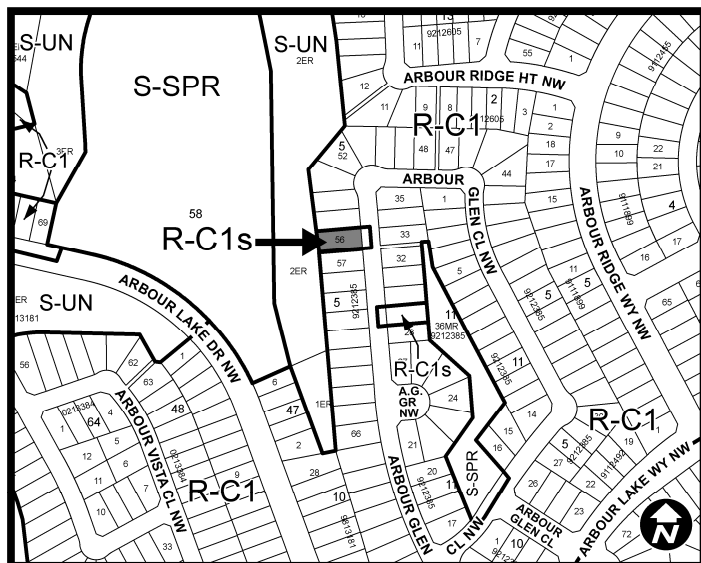
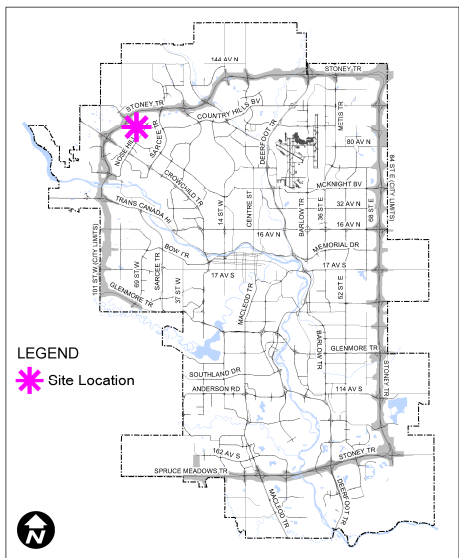
ATTACHMENT

1. Proposed Bylaw 50D2017

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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 (0.15 acres \pm) located at 144 Arbour Glen Close NW (Plan 9212385, Block 5, Lot 56) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

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Applicant:

Glenda Marlene Edworthy

Landowner:

Katherine M Dyck

PLANNING EVALUATION

SITE CONTEXT

Located in the low density residential R-C1 setting in the community of Arbour Lake, the parcel is developed with a single detached dwelling with an attached garage in the front. Single detached dwellings exist adjacent to the parcel to the north, south and east. A public park is located to the rear of the property.

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2016 Current Population	10,921
Difference in Population (Number)	-66
Difference in Population (Percent)	-0.6%

LAND USE DISTRICTS

The proposed R-C1s District has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

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. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

The subject site meets the minimum R-1Cs parcel size requirements with \pm 22 metres width by \pm 36 metres depth.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed: Established* as identified on a Map1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP including: *Housing diversity and choice* policies (Section 2.1) and *Developed Residential Area* policies (Section 3.5.1 and 3.5.3).

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

Pedestrian and vehicle access is available via Arbour Glen Close NW.

Bus routes 199 and 299 are located to the south along Arbour Lake Way, with stops located adjacent to Arbour Glen Close NW. Both routes provide connections to the Crowfoot LRT station.

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/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Community Association.

Citizen Comments

One citizen submitted comments in regards to the application. The resident expressed sympathy to the applicant's situation, but was concerned about devaluation of property, traffic, safety, noise and the proliferation of secondary suites this application may instigate.

Public Meetings

No public meetings were held by the applicant or The City of Calgary.

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APPENDIX I

APPLICANT'S SUBMISSION

I have been authorized by the owner of 144 Arbour Glen Close NW, Katherine Dyke, to apply for any and all permits related to rezoning of her present home and property from R-C1 to R-C1s.

Katherine Dyck is our elderly neighbour. Kathy is a physically disabled senior who is in a wheelchair. Her home was built to specifically accommodate her disability and wheelchair. It is a bungalow with a walk-out basement with a private entrance to the lower level in the back of the house. This home has an elevator in the garage that allows wheelchair access to the main level and down to the lower level.

We have lived a few houses down the street from Kathy Dyck for over 19 years. We met her at a neighbourhood street party shortly after moving to Arbour Lake. Just recently, Kathy informed us of her plan to sell her house in 2017 and move to an assisted living facility for seniors. She then asked us if we were interested in purchasing her handicap accessible home, as our son is in a wheelchair.

Our youngest son, Matthew, has Muscular Dystrophy and is about to celebrate his 24th birthday. Matthew requires 24/7 care with his day to day needs. For that reason, we have had various live-in caregivers living in our present home for the past 6 years to accommodate Matthew's care. We all share the common areas on the main floor (kitchen, living areas, bathrooms) had have our own private sleeping areas.

Ideally, we would love to purchase Kathy's home. Our long-term goal would be to live upstairs and allow Matthew and his caregiver to live separately in a secondary suite in the lower level of this home. However, Kathy's home is now zoned R-C1 and would have to be rezoned to R-C1s before we could consider this purchase. Our goal has always been to provide Matthew with as many opportunities for independence as possible. However, his physical challenges require he have 24/7 assistance. Matt has limited physical ability, but he is NOT intellectually challenged. He will, however, always require a caregiver for ALL his day-to-day physical needs.

Having a basement suite in our basement would allow Matthew the independence he needs (and deserves) as we, his parents age. This will also allow us to be available when his caregiver is on vacation and days off or is out running errands. Our present home is not designed to allow for a private entrance or an elevator, so we cannot build a suite where we presently live.