

**LAND USE AMENDMENT
STRATHCONA PARK (WARD 6)
STRATHCONA RISE SW NORTH OF STRATHCONA DRIVE SW
BYLAW 52D2017**

MAP 14W

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to (R-C1s) to allow for the potential development of a Secondary Suite.

The application is a result of a complaint related to adding an additional entrance to the property, there is currently no secondary suite on the site.

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)

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 Bylaw 52D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 15 Stradbroke Rise SW (Plan 8011396, Block 3, 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 52D2017.

REASON(S) FOR RECOMMENDATION:

This proposal conforms with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements.

ATTACHMENT

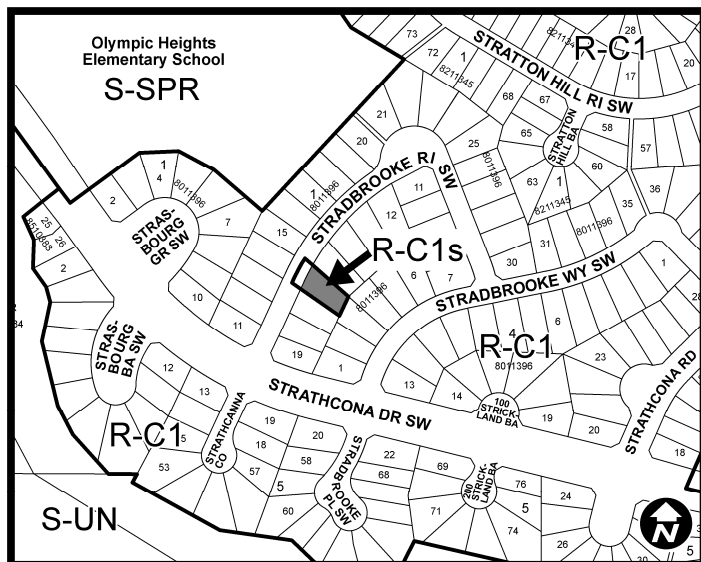
1. Proposed Bylaw 52D2017

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LEGEND

 Site Location





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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 15 Stradbroke Rise SW (Plan 8011396, Block 3, Lot 16) 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:

Sergey Levin

Landowner:

Sergey Levin
Olha Arsenyuk

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Strathcona Park on Strathcona Rise SW just north of Strathcona Drive SW. Surrounding development consists of low-density residential.

Strathcona Park	
Peak Population Year	1973
Peak Population	7,290
2016 Current Population	7,089
Difference in Population (Number)	201
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel.

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

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- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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).

The subject site is not located within an area with an applicable Area Redevelopment Plan.

TRANSPORTATION NETWORKS

- The site is located; approximately 105 metres from the transit stop, servicing the #94 route with service to the Sirocco and 69 Street LRT stations.
- There are no parking restrictions and parking should be provided at the time of a Development Permit.
- There is no existing rear lane.
- Any development permit submitted shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

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 infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and provided no comments.

Citizen Comments

There have been no objections from the Community Association or citizens. One letter of support was received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

With this letter we would like to describe circumstances and reasoning for land use redesignation application and hope that the City will be responsive and willing to help us in resolving this sensitive and very important issue. The issue that includes land redesignation mainly concerns our daughter's need to have assisted living and support live in staff that requires separate entrance and private premises.

We reached our breaking point a few weeks ago when after a lengthy and very complex process we have finally hired a live in support worker for our daughter. The day our support worker walked in downstairs after signing the contract the neighbour came out and told her that she will complain to the city that "we have a rental property" and she will also "ensure nobody lives downstairs and uses the side door"

In accordance with Federal regulations regarding accommodation for live-in personal support worker we must provide "**private accommodation, such as a room with a lock on the door, or private quarters.**" (Government occupation code: NOC 4412) We applied for a Building Permit to the City of Calgary to get another side door, worked with engineer on it, got it approved and did necessary modifications to meet Federal law requirements.

We have tried and exhausted all diplomatic means with the neighbours, and we can no longer compromise our daughter's mental health as well as continue to stress her staff and our entire family. We cannot have inspection after inspection after inspection for no good reason. We need it to stop once and for good!

We are very hopeful that the city will help us to reinstate healthy boundaries with the neighbours, protect our disabled daughter, and help us reclaim our right to peacefully enjoyment of our property.