

LAND USE AMENDMENT  
MARLBOROUGH (WARD 10)  
EAST OF MARLBOROUGH WAY NE NORTH OF  
MARYVALE DRIVE NE  
BYLAW 298D2016

MAP 22E

**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 application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

**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 October 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 298D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 31 Maryvale Place NE (Plan 7620JK, Block 5, Lot 32) 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 298D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite or Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. The following points further support this application:

- Transit accessible within approximately 280 metres (Route 50);
- Approximately 1 kilometre from Marlborough C-Train Station;
- Walking distance to shops, services, parks, and schools;
- Site has lane access; and
- Required parking stalls (2) exist on site.

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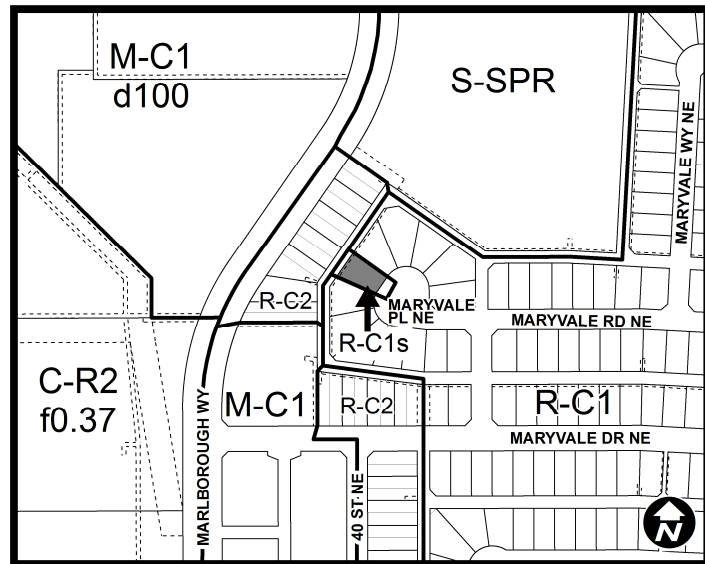
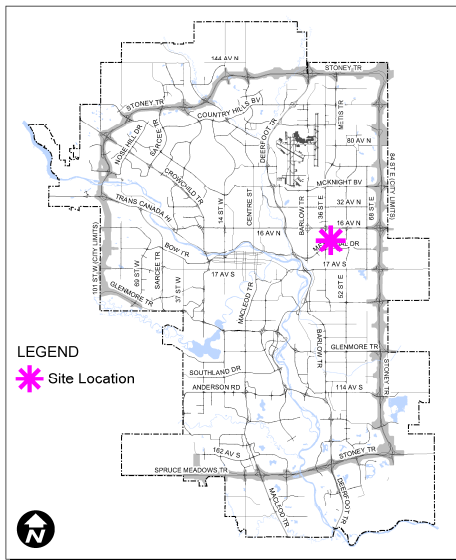
**ATTACHMENT**

1. Proposed Bylaw 298D2016

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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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 31 Maryvale Place NE (Plan 7620JK, Block 5, Lot 32) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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**Applicant:**

Gedeon Embaye

**Landowner:**

Gedeon Embaye  
Shewit Woldeyohannes

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in a low density residential R-C1 setting in the community of Marlborough. The site is located in a cul-de-sac of R-C1 parcels, backing on to R-C2 parcels across the rear lane. The following table provides population statistic for the community of Marlborough:

<b>Marlborough</b>	
Peak Population Year	1982
Peak Population	10,025
2016 Current Population	8,784
Difference in Population (Number)	-1,241
Difference in Population (Percent)	-12.4%

**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 is approximately 18.5 metres wide by 24.1 metres deep and therefore 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. No relaxations are anticipated to be required at this time.

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**

Pedestrian and vehicular access is available from Maryvale Place NE, with access to the rear garage from the lane. The area is served by Calgary Transit with a bus stop located approximately 280 metres away on Maryvale Drive NE.

**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 community association “supports the R-C1 single family zoning for this community” and does not encourage secondary suites due to the perception that parking, services, and community structures are designed for single detached dwellings.

### **Citizen Comments**

Administration received 4 letters of objection, summarized as follows:

- Property is poorly maintained;
- Concern about parking; and
- Opposition to renters.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

Here are the reasons for making this application for the following premises:

31 Maryvale Place NE, Calgary, Alberta

- The house is walking distance to LRT, Mall, School, Green space, community hall, ample parking space (double garage, parking port and if more parking is need we make up to 6 parking stalls in the pack as an ally in the back.)
- Affordable housing option – Reduce home less –Serving families to locate in areas close to Transit, parks, schools, recreation facilities and commercial nodes
- Stop/minimize urban sprawl and reduces high rise construction
- Great option for elderly (in-law suite), students who want quiet space, and quiet singles
- Ideal first home for couples
- Alleviate family/home owner economics
- Increase economic activity as more people will live in the same area, increase density
- Financially advantageous use of excess home space
- Increased city revenue (from taxes)
- Better apartments (as they will be competing with a more homey housing option)
- Lower college expenses for students
- Provide a second income to owner
- Accommodate temporary housing needs
- Promote Calgary as an academic city (student housing)
- Affordable housing will attract more residents, city investors, entrepreneurs, etc.
- Increased available home space anywhere in the city
- The provision of an adequate supply of rental accommodation across the city that is affordable to low and moderate income households
- Eliminate illegal housing
- Will help conserve nature and the environment surrounding the city
- Increase the market value of the property
- Safe housing for renters and students
- Makes your house more affordable because a renter is paying down part of your mortgage
- Adding a secondary suite typically adds a lot of value to once property. When done legally and safely, these types properties attract tenants everywhere.
- Use Transit instead of owning vehicle when legal suite is close to City Transit.