

LAND USE AMENDMENT
LAKE BONAVISTA (WARD 14)
NORTH OF CANYON MEADOWS DRIVE SE AND EAST OF
MACLEOD TRAIL SE
BYLAW 191D2016

MAP 10S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite in the community of Lake Bonavista. The application was not submitted as a result of a complaint and 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 June 02

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 191D2016; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 12463 Lake Fraser Way SE (Plan 7510418, Block 15, Lot 37) 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 191D2016.

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 and is in close proximity to public transit. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 191D2016

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 12463 Lake Fraser Way SE (Plan 7510418, Block 15, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Kim Hollett

Landowner:

Kim Hollett
John Pittman

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Lake Bonavista, the parcel is approximately 20 metres wide by 48 metres deep. The parcel is developed with a single detached dwelling with an attached double car garage accessed by Lake Fraser Way SE. Single detached dwellings exist to the north, east and south of the site. Commercial uses exist to the west of the Lake Fraser Drive SE.

Lake Bonavista	
Peak Population Year	1979
Peak Population	13,530
2015 Current Population	10,529
Difference in Population (Number)	-3,001
Difference in Population (Percent)	-22%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate a secondary suite on parcels that already contain a single detached dwelling. The R-C1s district allows for either 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 relaxations are 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 one additional dwelling unit (in the form of a secondary suite) to be considered via the development and/or 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) (Adopted by Council 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 site, the land use proposal is in keeping with 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).

Bonavista Design Brief (Adopted by Council 1973):

The Bonavista Design Brief identifies this area as *low density residential*. The Design Brief envisions this area as primarily residential with associated neighbourhood facilities and services. The Design Brief does not speak specifically to secondary suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Lake Fraser Way SE. Unrestricted parking is available on Lake Fraser Way SW. Future vehicular access can be provided by the rear lane. The area is served by Calgary Transit with north-south bus stops located approximately 220 metres walking distance from the site along Bonaventure Drive SW. The Canyon Meadows LRT station is located approximately 700 metres south of the parcel.

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.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Lake Bonavista Community Association.

Citizen Comments

One letter of opposition was received with the following reasons:

- Parking issues with more vehicles parked on the street; and
- Potential for disruptive and disrespectful tenants.

Two letters of support were received with the following reasons:

- Lake Bonavista can easily absorb more density through secondary suites; and
- Neighbourhood has wide roadways and ample street parking to support secondary suites.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

As the owner/occupier of 12463 Lake Fraser Way SE Calgary AB, I am submitting an application for Land Use Redesignation from its current R-C1 in order to accommodate a secondary suite in my basement.

The need for the legal & safe secondary suite is to allow my 77 year old mother to live with me, semi-independent. She currently lives alone, in Penticton BC, with no family nearby to help with her day to day needs as her health is rapidly deteriorating. Even with family resources being pooled, we cannot afford private nursing care.

I have been a resident at this address since 2004, plan on continuing to live at this address into my own twilight years, have invested \$300k+ into improvements & renovations to date, both interior and exterior & am a responsible, respectful community member. I intend on implementing improvements that not only benefit my investment, but also that of my neighbours and community.

Off street parking needs will be met & exceeded with 2 wide/4 deep spots at front of driveway plus a double car attached garage at front of house. Property is a 5 minute walk out back yard to LRT (Canyon Meadows Station) and YYC Transit #81 is at the end of my street.

Lot size is also generous & exceeds requirements at 882M2.