

**LAND USE AMENDMENT
SANDSTONE VALLEY (WARD 4)
WEST OF BERKSHIRE BOULEVARD NW AND BEDDINGTON
BOULEVARD NW
BYLAW 196D2016**

MAP 16N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Sandstone Valley from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. This application results from a complaint and there is an existing illegal secondary suite on the property.

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

2016 June 16

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 196D2016; and

1. **ADOPT** the proposed redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) 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 196D2016.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite and Backyard Suite), is compatible and complementary with the established character of the community. In addition, this 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. The parcel can be accessed from both the street and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

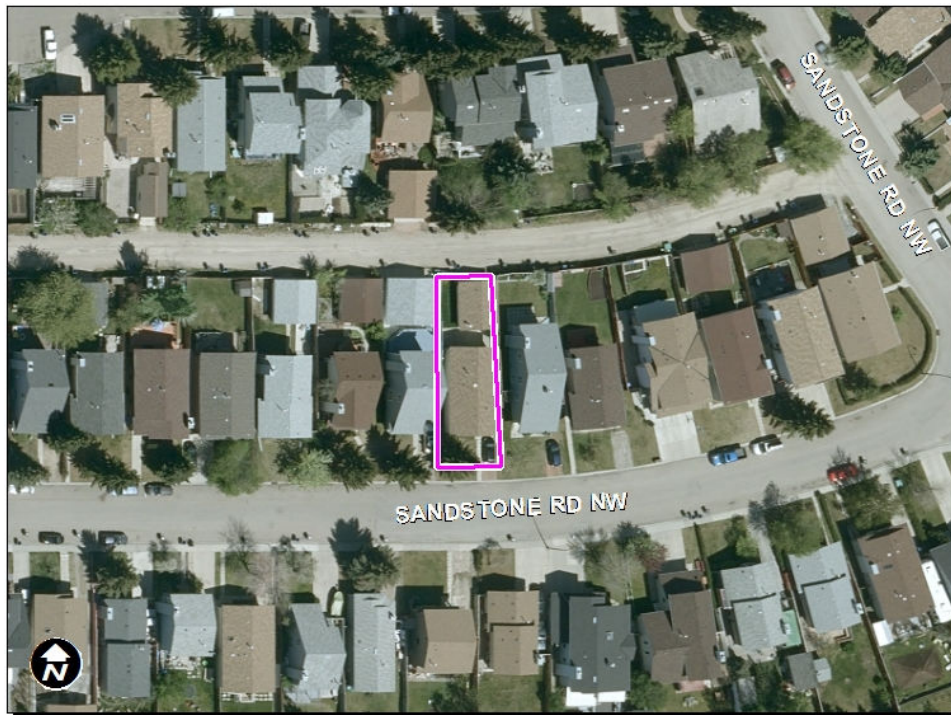
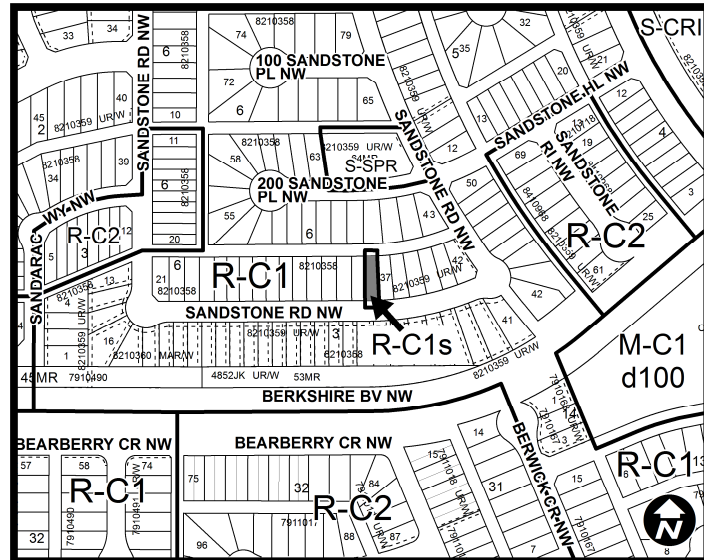
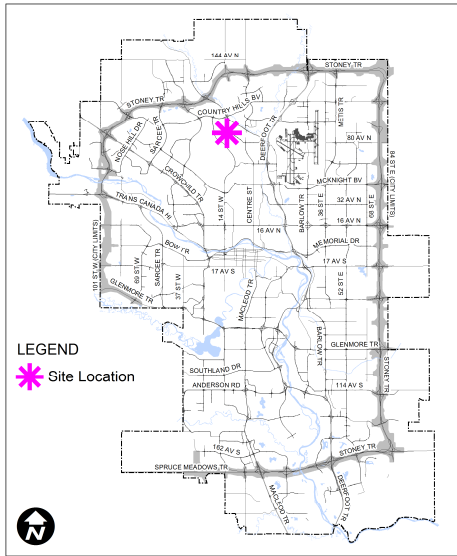
ATTACHMENTS

1. Proposed Bylaw 196D2016
2. Public Submissions

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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 0.03 hectares \pm (0.07 acres \pm) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 - 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Cllr. Keating:

- There needs to be better guidelines on the use of relaxations.

Comments from Ms. Gondek:

- If people truly feel that renters are somehow substandard residents of the city, let me provide the following research:
 1. Ruef and Kwon – study of neighbourhood associations and social capital in the US; interviewed 29,733 people across US communities; found that renters are more likely to join neighbourhood associations to foster sense of community and encourage social cohesion, while homeowners are likely to join a group to preserve land value often at the expense of fostering inclusiveness.
 2. Goodbrand 2016 – Master’s thesis on experiences of renters in secondary suites; results indicate suite rental is typically transitional and related to a life circumstance; some also rent suites at a lower rent to save for down payment because they aspire to be homeowners; the stigmatization they feel at renting a basement suite is real and creates a misperception of the character of suite renters.
- The summary of these two pieces of research is:
 1. Renters provide a good balance in a neighbourhood because their interests are motivated by sense of belonging, rather than preservation of property value.
 2. We are contributing to mislabelling and entire segment of our population if we take the perspective that secondary suites bring renters who will not be good neighbours.
- If we can agree that a mix of rental and owned properties contribute to a healthy community, then could we include the statistics from community profiles the report on ownership and rental? This would be in keeping with the goals of the Municipal Development Plan, which states that communities should be “diverse” and “inclusive”. I would ask respectfully the Council consider the addition of that statistic in the table we have in the “Site Context” section of our reports from Administration.

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Applicant:

Jun Li

Landowner:

Jun Li
Shawn Patrick Unrau

PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid-block in a low density residential R-C1 area of the community of Sandstone Valley. The area is characterized primarily by one storey bungalow, bi-level and split-level homes. The subject property has access to a nine metre gravel lane at the rear. Many properties on the street, including the subject property, have front driveways directly accessing Sandstone Road. This property does not have a public sidewalk (there is a rolled curb) but there is a sidewalk in front of the properties on the opposite side of the street.

The site is developed with a bungalow. It has a front yard gravel parking pad accessed from the street and a rear single garage accessed from the lane. The rear garage occupies much of the space in the rear yard. The applicant's intent is to legalize and bring up to code a secondary suite in the basement of the existing single detached house.

PROPOSED LAND USE DISTRICT

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 R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007.

SITE SPECIFIC CONSIDERATION

The subject site has an approximate width of 9.9 metres and therefore, does not meet the minimum R-C1s parcel width requirements of 12 metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be required at the development permit stage. Other properties along this street also have parcel widths less than the minimum required by the Land Use Bylaw for the specific district. Therefore the deficient parcel width of the subject parcel is not out of character with neighbouring properties.

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In addition, it should be noted that changes to the Land Use Bylaw rules from Bylaw 23P2016 as amended by Council provides for a number of low density residential districts, including R-C1N, R-C2, R-1N and R-2 in Land Use Bylaw 1P2007 to allow for secondary suites on parcels with a minimum parcel width of 9.0 metres.

The parcel meets the minimum depth requirement and has the capacity to accommodate:

- a single detached dwelling with a secondary suite; and,
- the two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite)

LEGISLATION & POLICY

The parcel is located within the Developed *Established* Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Section 2.2.2 *A transit-supportive land use framework* of the MDP states that minimum thresholds of 100 people or jobs per gross developable hectare are needed within walking distance of a transit network (approximately 400 metres) to support service levels.

Section 2.2.4 a – *Complete communities* of the MDP supports the development of complete communities to ensure a compact and well designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.

Although this parcel falls under the Crowchild Phase 3 Policy Statement and Area Structure Plan, there are no relevant policies related to this application.

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 most relevant policy sections of the SSRP to this item are:

- Efficient use of land; and
- Community Development.

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TRANSPORTATION NETWORKS

Sidewalks are available for pedestrian access on the south side of Sandstone Road NW. Vehicle access to existing on-site parking is from both the street to a driveway with a parking pad and from the lane to a one-car garage. The parcel is well served by Calgary Transit with 8 bus stops for several routes located within approximately 450 metres to the east on Berkshire Boulevard NW.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the 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 secondary suite proposed. This would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Sandstone MacEwan Community Association was circulated the information by mail on 2016 January 05. An email was received from the Community Association confirming that no complaints were reported to their board.

Citizen Comments

Two emails of objection, including one letter signed by homeowners from four different addresses, and one phone call were received by Administration. The following concerns were expressed in response to the proposal:

- Possibility of increased traffic and further lack of on-street parking in the area;

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- Lack of space to properly accommodate a secondary suite;
- Tenants of secondary suites may lack care and consideration for the homes and neighbourhood; and,
- Community safety.

Comments from local citizens should be considered at the Development Permit stage.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We would like to open a secondary suite so as to provide affordable housing in the neighbourhood. There is parking in the front as well as in the back of the house also it is near the #3 bus terminal. Doing this would also help during the economic slowdown Alberta is experiencing at the moment.