

LAND USE AMENDMENT
SANDSTONE VALLEY (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF
BEDDINGTON TRAIL NW
BYLAW 227D2016

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. There is currently no secondary suite on the site and this application is not due to 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 the city.

ADMINISTRATION RECOMMENDATION(S)	2016 July 28
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 227D2016; and	
1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 52 Sandstone Road NW (Plan 8210358, Block 3, Lot 50) 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 227D2016	

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite), is compatible 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 is located on a corner parcel, has a rear lane, can accommodate the required onsite parking and is in close proximity of transit.

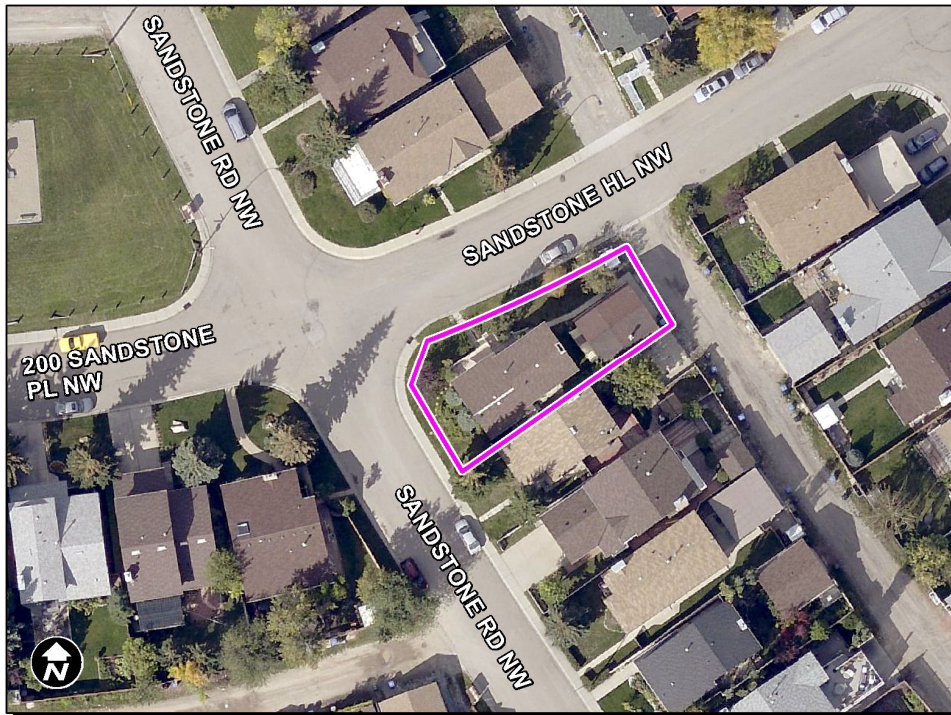
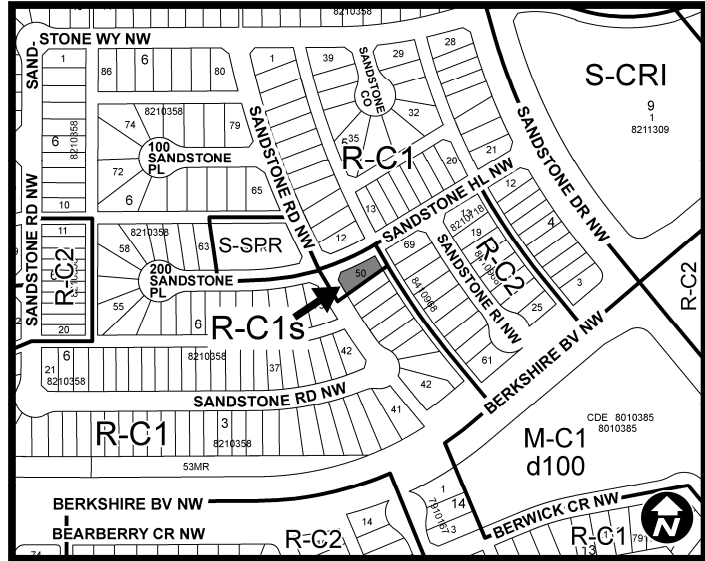
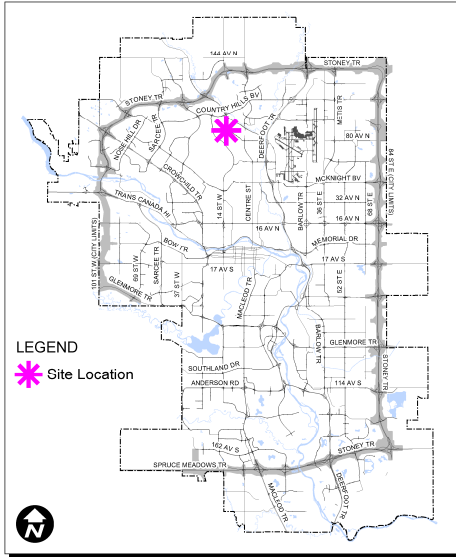
ATTACHMENT

- 1. Proposed Bylaw 227D2016

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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 0.04 hectares ± (0.09 acres ±) located at 52 Sandstone Road NW (Plan 8210358, Block 3, Lot 50) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 6 – 0

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

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Applicant:

David Jae Johnson

Landowner:

David Jae Johnson

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a corner parcel in a low density residential R-C1 setting in the community of Sandstone Valley. The site is developed with a single detached dwelling with access from the street and from a rear lane. The applicant's intent is to construct a backyard suite on the second floor of the rear detached garage.

The subject site has an approximate width of 13.4 metres and depth of 32 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. The parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

Sandstone Valley	
Peak Population Year	1998
Peak Population	6,960
2015 Current Population	6,103
Difference in Population (Number)	-857
Difference in Population (Percent)	-12%

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 R-C1s district allows for one additional secondary suite that may take one of the two following 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 (LUB).

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LEGISLATION & POLICY

The subject site is identified as 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. The MDP encourages modest redevelopment in the Established Area. The subject site is located in the Crowchild Phase 3 plan area but no policies in that document apply.

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 section(s) of the SSRP to this item are:

- Efficient use of land; and
- Community development.

TRANSPORTATION NETWORKS

The site can be accessed from Sandstone Road NW by foot, bicycle, or automobile as well as from the rear lane. The parcel is well serviced by transit with a bus stop approximately 400 metres from the site.

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 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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PUBLIC ENGAGEMENT

Community Association Comments

The Sandstone Valley Community Association was circulated regarding this application and has not provided comments for the proposed land use amendment.

Citizen Comments

Administration did not receive any letters in support or in opposition of the proposed land use amendment.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying for a redesignation of my property from an R-C1 to an R-C1s to allow for a secondary/backyard suite to be developed on the second level of the detached garage.

The motivation for doing this is to increase the revenue potential of the property by providing a legal suite that can be rented. In addition, at some point in the future my parents will need to move out of their home and this will be an affordable and convenient option.

There are several reasons the addition of a secondary suite is appropriate for the property:

- Ample parking (corner lot and garage)
- Close proximity to public transport (100 meters to Sandstone Terminal)
- Good relationships with neighbours and acceptance of secondary suite option