

LAND USE AMENDMENT  
FOREST HEIGHTS (WARD 10)  
FORMAN CRESCENT SE AND 47 STREET SE  
BYLAW 198D2016

MAP 15E

**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 or a Backyard Suite. The site contains an existing Single Detached Dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and this application was not submitted as a result of 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 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 198D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4516 Forman Crescent SE (Plan 7913HU, Block 4, Lot 12) 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 198D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two additional residential uses (Secondary Suite or Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

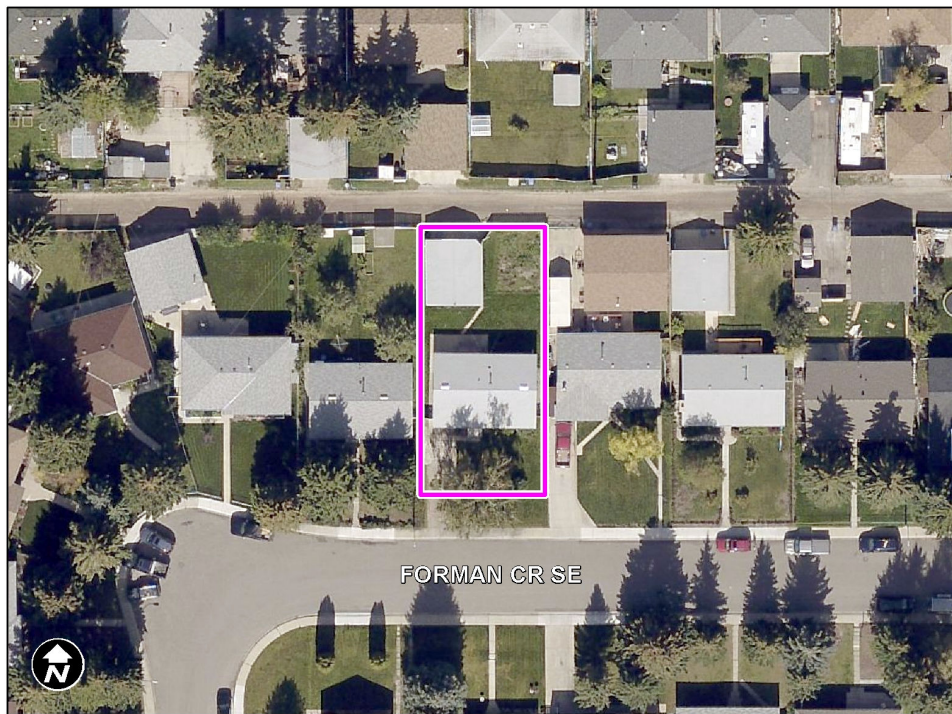
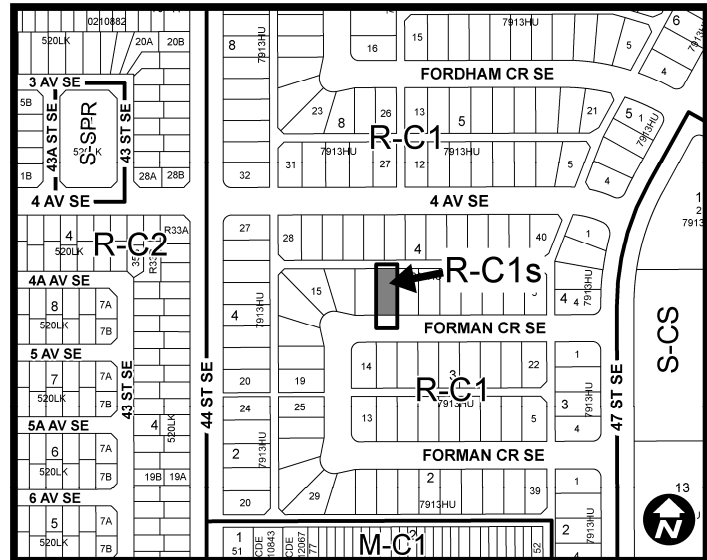
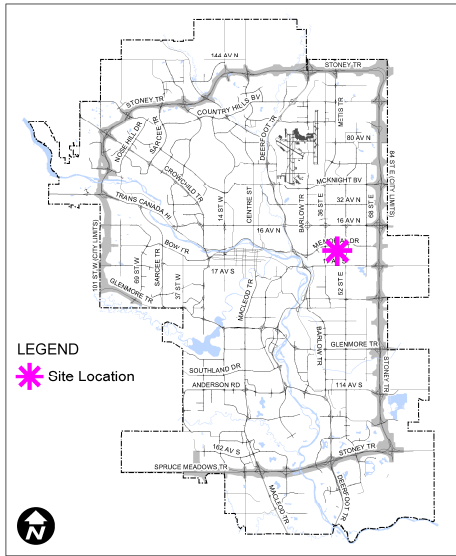
**ATTACHMENTS**

1. Proposed Bylaw 198D2016
2. Public Submissions

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MAP 15E

LOCATION MAPS



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MAP 15E

**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 4516 Forman Crescent SE (Plan 7913HU, Block 4, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 7 – 0**

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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MAP 15E

**Applicant:**

Mayank Jain

**Landowner:**

Mayank Jain

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Forest Heights, the site is approximately 15.5 metres by 33.5 metres in size and is developed with a one-storey Single Detached Dwelling, a detached one-car garage that is accessed from the rear lane, and a one-car front parking pad. Single Detached Dwellings exist to the north, east, south, and west of the site.

<b>Forest Heights</b>	
Peak Population Year	1982
Peak Population	7,011
2015 Current Population	6,648
Difference in Population (Number)	-363
Difference in Population (Percent)	-5%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. The parcel conforms to all Land Use Bylaw 1P2007 rules. A development permit is not required if a Secondary Suite that conforms to all Land Use Bylaw 1P2007 rules is proposed

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (2014)**

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

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**MAP 15E**

*Municipal Development Plan (2009)*

The site is located within the “Residential Developed – Established Area” area as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (Section 3.5.1), the Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and the Housing Diversity and Choice policies (Section 2.3.1).

There is no statutory local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Forman Crescent SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 250 metre walking distance of the site on 44 Street SE and within 600 metre walking distance of the site on 8 Avenue SE. On-street parking adjacent to the site is unregulated.

**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 if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment 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 MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Forest Heights Community Association.

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### **Citizen Comments**

Administration received five (5) letters in opposition to the application. Two (2) of the five (5) letters in opposition to the application are from one (1) address.

Reasons stated for opposition are summarized as follows:

- Increase in traffic;
- Difficulty with on-street parking;
- Potential for automobile collisions due to amount of on-street parking;
- Each parcel should not have more than one family;
- Public safety for elderly;
- Noise issues;
- Lack of upkeep of private landscaped areas of rental properties;
- Behaviour of renters; and
- Drug and alcohol related issues.

Administration received one (1) letter of no objection to the application.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I have a well situated large property minutes away from Marlborough train station, daycares, public schools and quick access to downtown off Memorial Drive. I would like to have a safe living environment in the basement. The property has a lot of space and excess parking in the front, back and driveway parking with a double detached garage. I would like to make updates to the basement and make it a safe economical living space.