

LAND USE AMENDMENT
ASPEN WOODS (WARD 6)
SOUTH OF ASPEN VISTA ROAD SW AND
WEST OF ASPEN VISTA WAY SW
BYLAW 201D2016

MAP 15W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. A secondary suite does not currently exist on the site and this application is not the 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 Calgary.

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 201D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 11 Aspen Vista Way SW (Plan 1310253, Block 14, Lot 9) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 201D2016.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for one of two additional residential uses (Secondary Suite or Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site.

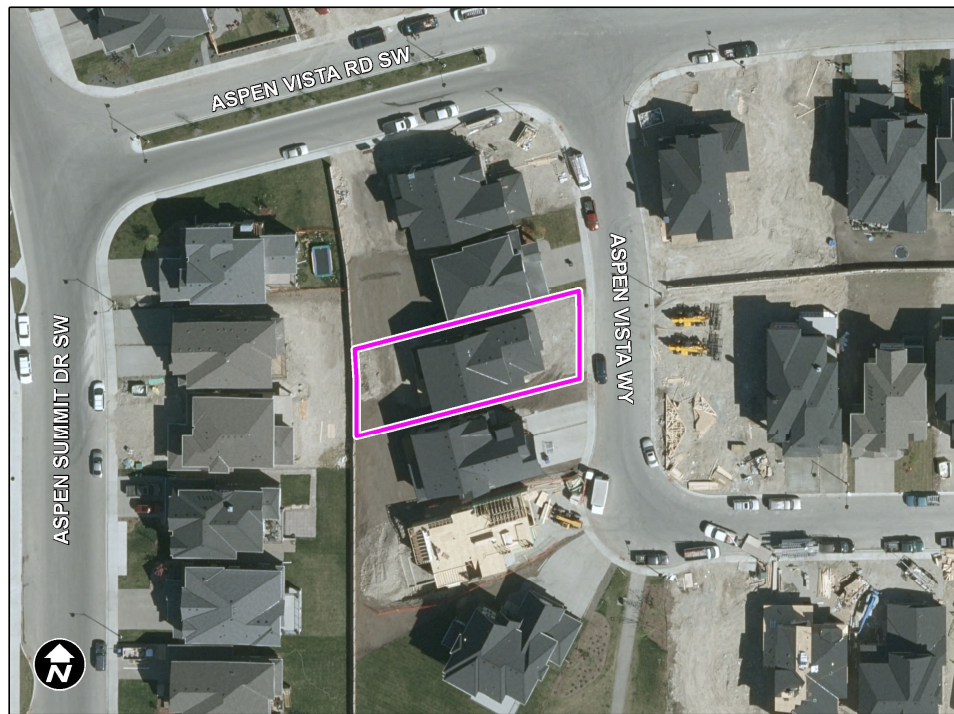
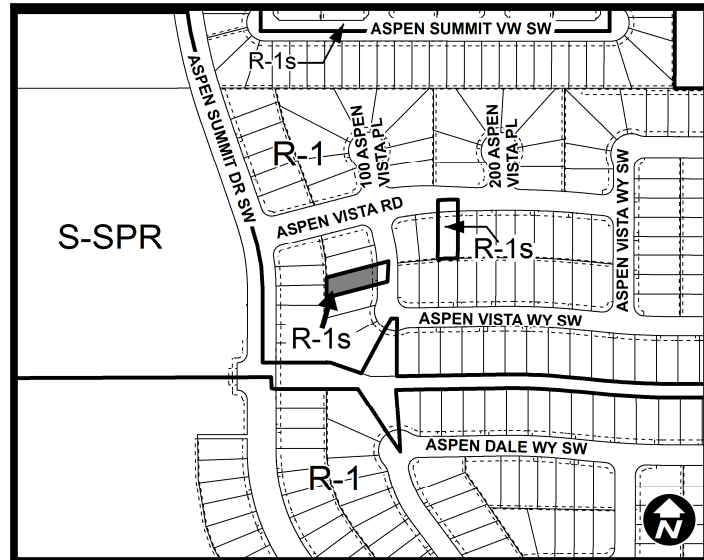
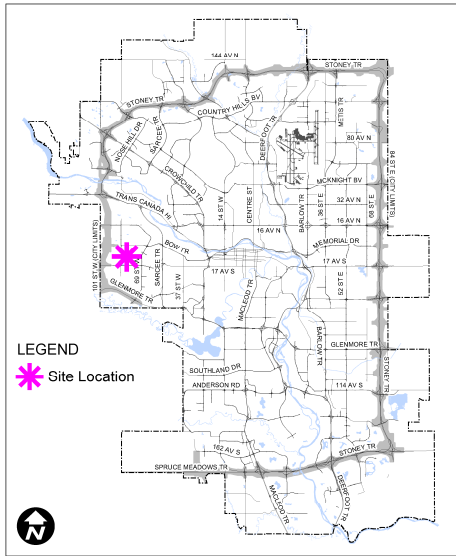
ATTACHMENT

1. Proposed Bylaw 201D2016

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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 (0.13 acres \pm) located at 11 Aspen Vista Way SW (Plan 1310253, Block 14, Lot 9) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: J. Gondek

Carried: 5 – 2

Opposed: S. Keating and M. Foht

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:

Amar Faick Aziz

Landowner:

Amar Faick Aziz
Amerah Younis

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Aspen Woods, the site is approximately 14.0 metres wide by 38.5 metres deep. The parcel is developed with a single detached dwelling with a walk-up basement and has a front attached triple garage and driveway. Single detached dwellings exist adjacent to the parcel to the south, north and west and across Aspen Vista Way to the east.

Aspen Woods	
Peak Population Year	2015
Peak Population	8,271
2015 Current Population	8,271
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The subject site meets the minimum R-1s 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 would 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 an additional dwelling unit (in the form of a secondary suite) to be considered via a permitting process.

LEGISLATION & POLICY

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Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan* as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching policies of the MDP including *Complete Communities* policies (section 2.2.4) and *Housing Diversity and Choice* policies (section 2.3.1).

East Springbank Area Structure Plan (1997)

The subject site is located within the *Urban Development* area as identified on Map 2 of the East Springbank Area Structure Plan (ASP). Although the ASP makes no specific reference to this site, this application is consistent with the ASP policy that states *all types of residential dwellings should be permitted in Urban Development Areas* (section 2.1.3 (a)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Aspen Vista Way SW. Unrestricted on-street parking is permitted in the area.

The site is located approximately 850 metres from the nearest transit stop (Aspen Summit Drive at 17 Avenue SW) servicing Routes 98 and 456, both of which connect to the 69 Street LRT station.

UTILITIES & SERVICING

Water and sanitary 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/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

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Community Association Comments

The Strathcona Christie Aspen Community Association does not object to the proposed land use amendment (APPENDIX II).

Citizen Comments

One letter of objection was received from a citizen. Reasons stated for objection are summarized as follows:

- There could be an increase in street parking and traffic;
- Property values would decrease as a result of the secondary suite; and
- Concerns with the level of security screening for potential renters.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Dear City of Calgary Council Members,

Reasons for a Basement Secondary suites application,

- Ability to give more care to my aging parent if they ever decided to move and stay close to my attention.
- Create a sustainable income stream, which will determine our ability to stay in the area regardless of what the economy situation that we might experience near the future.

Thank you.

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APPENDIX II

LETTER FROM THE STRATHCONA CHRISTIE ASPEN COMMUNITY ASSOCIATION

May 19, 2016

The consensus of the Strathcona Christie Aspen Community Association (SCA) Board is that we do not wish to intervene in the rights of property owners with respect to their properties and homes. As long as our neighbours are complying with their legal rights and following the established procedures, we are of the view that secondary suite applications are best managed by the City and the processes they have in place.

We trust that the City, in reviewing the application, will ensure that all requirements for secondary suites are satisfied in such applications, and that full consideration is made pertaining to any impact on the surrounding neighbours.

Sincerely,

Maureen Smith, President
Strathcona Christie Aspen Community Association