

LAND USE AMENDMENT
BONAVISTA DOWNS (WARD 14)
SOUTH OF ANDERSON ROAD SE & WEST OF BOW BOTTOM
TRAIL SE
BYLAW 212D2016

MAP 11S

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 parcel which 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 July 14

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 212D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74) 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 212D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite 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 212D2016
2. Public Submission

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 147 Lake Sylvan Close SE (Plan 642LK, Block 10, Lot 74) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 8 – 0

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Applicant:

Alison Miller

Landowner:

Lexter Chong

PLANNING EVALUATION

SITE CONTEXT

Located in the community of Bonavista Downs in a low density residential R-C1 setting, the parcel is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a rear detached double garage, accessing the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

Bonavista Downs	
Peak Population Year	1978
Peak Population	1,301
2015 Current Population	971
Difference in Population (Number)	-330
Difference in Population (Percent)	-25%

LAND USE DISTRICTS

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for one additional dwelling unit (either a Secondary Suite or a Backyard Suite) to be considered via the development permit process. The parcel conforms to all Land Use Bylaw 1P2007 minimum size and area rules. In this situation, only a building permit is required for a Secondary Suite.

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).

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Municipal Development Plan (Approved by Council 2009)

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

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Lake Sylvan Close SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 190 metres walking distance on Lake Sylvan Drive 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.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Bonavista Downs Community Association.

Citizen Comments

Administration received seven (7) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- On-street parking concerns;
- Increase in traffic;
- Increase in crime;
- Lack of frequent bus service in area;
- Desire to live in an R-C1 only community;
- Concerns over potential for a backyard suite under the R-C1s District;
- Decrease in property values;
- Would “change the character of the area”;
- Noise pollution;
- Increased carbon tax;
- Decreased green area;
- Decreased protection for birds and general environment;
- Potential for a rental suite;
- There are other areas in Calgary with affordable housing;
- The City cannot verify suite will be for the elderly parents of homeowner; and
- A separate suite is not required if the purpose is to house elderly parents;

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The primary reason we would like to redesignate our property located at 147 Lake Sylvan Clouse SE from RC1 to an RC1S designation is to provide affordable housing in Calgary for my parents who will be relocating from Ontario for part/or all of the year as they approach retirement. It is not feasible for them to purchase a larger parcel of land at this point in their lives. They are both senior citizens and need to be in close proximity to our family so we can provide the necessary care and support to help them ease into this stage of their lives.

We are on a direct route to the South Centre/Anderson LRT station. There is laneway parking available. We are considering various design possibilities to ensure this space is sustainable for their current mobility, health and wellness and in the future.

Thank you for considering our application.