

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
NORTHEAST OF MEMORIAL DRIVE E AND 36 STREET NE
BYLAW 217D2016

MAP 22E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in Marlborough from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. 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 the city. This decision came into effect 2014 January 01.

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 217D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 4132 Maryvale Road NE (Plan 7620JK, Block 5, Lot 24) 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 217D2016

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REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or 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. Further, the following points support the application:

- The site is located in close proximity to local parks including the Marlborough Community Association, regional trails, the Marlborough Mall and LRT transit;
- The parcel has a rear lane; and
- The site meets the lot depth, width, and area requirements of the Land Use Bylaw 1P2007.

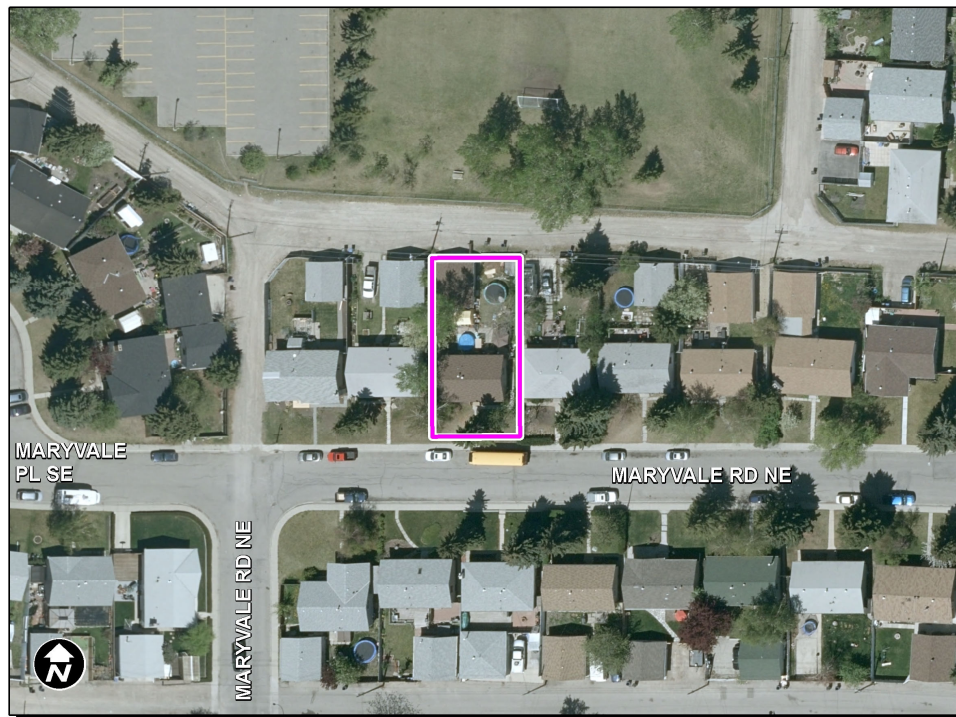
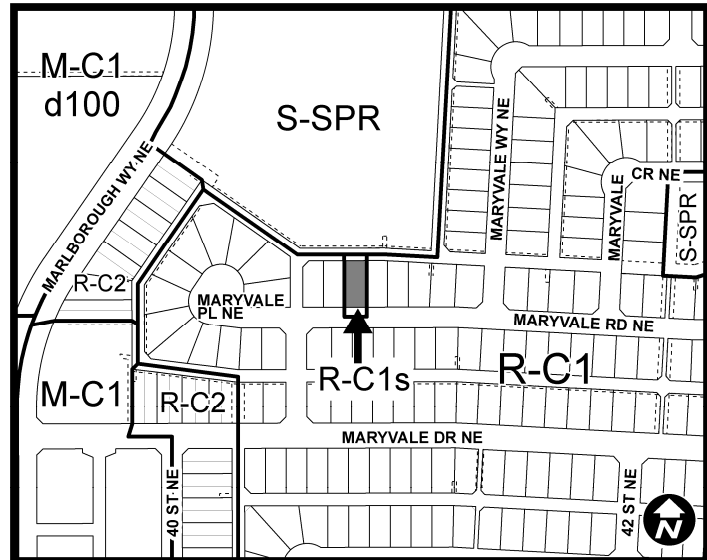
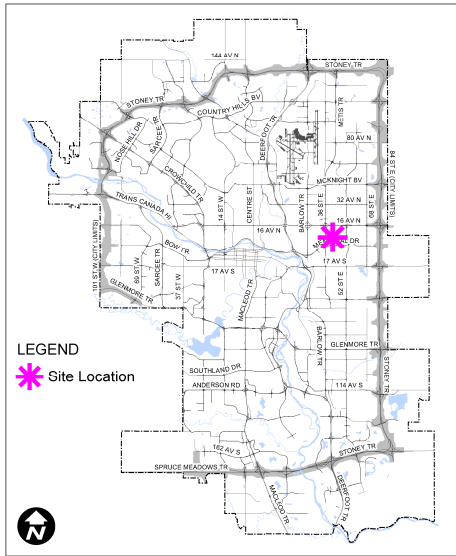
ATTACHMENT

1. Proposed Bylaw 217D2016

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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 ± (0.14 acres ±) located at 4132 Maryvale Road NE (Plan 7620JK, Block 5, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Gedeon Embaye

Landowner:

Gedeon Embaye
Shewit Woldeyohannes

PLANNING EVALUATION

SITE CONTEXT

The site is located on Maryvale Road NE in a low density R-C1 setting in Marlborough. West of the site is the Marlborough Mall, north of the site is a park containing the Marlborough Community Association building. Memorial Drive SE is situated south of the site.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District allows for the development of a secondary suite on a parcel containing a single detached dwelling. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

The subject site meets the minimum R-C1s parcel width requirement (12.0 metres)

Site Frontage (width) = 16 metres (52 feet)

Site Area = 552 square metres (5942 square feet)

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

Marlborough	
Peak Population Year	1982
Peak Population	10,025
2015 Current Population	9,080
Difference in Population (Number)	-945
Difference in Population (Percent)	-9%

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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.

Municipal Development Plan (MDP)

The 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. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Area Redevelopment Plan

There is no Area Redevelopment Plan for this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Maryvale Road NE. The site is served by Calgary Transit with a bus stop for route 45 within 400 metres. As well, the site is a 1.0 kilometre walk from the Marlborough LRT station.

Parking for the site is available at the rear, off the lane. There is an existing two-car garage and a parking pad to the west of the garage. This section of Maryvale Road NE is characterized by no front driveways and substantial on-street parking.

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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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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 Marlborough Community Association provided a letter of opposition (attached in APPENDIX II) indicating support for retaining R-C1 land uses in this community.

Citizen Comments

Administration received no letters of objection.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Here are the reasons for making this application for the following premises:

4132 Maryvale Road NE, Calgary, Alberta

- The house is walking distance to LRT, Mall, School, Green space, community hall, ample parking space (double garage, and if more parking is need we make up to 6 parking stalls in the pack as an ally in the back.)
- Affordable housing option – Reduce home less –Serving families to locate in areas close to Transit, parks, schools, recreation facilities and commercial nodes
- Stop/minimize urban sprawl and reduces high rise construction
- Great option for elderly (in-law suite), students who want quiet space, and quiet singles
- Ideal first home for couples
- Alleviate family/home owner economics
- Increase economic activity as more people will live in the same area, increase density
- Financially advantageous use of excess home space
- Increased city revenue (from taxes)
- Better apartments (as they will be competing with a more homey housing option)
- Lower college expenses for students
- Provide a second income to owner
- Accommodate temporary housing needs
- Promote Calgary as an academic city (student housing)
- Affordable housing will attract more residents, city investors, entrepreneurs, etc.
- Increased available home space anywhere in the city
- The provision of an adequate supply of rental accommodation across the city that is affordable to low and moderate income households
- Eliminate illegal housing
- Will help conserve nature and the environment surrounding the city
- Increase the market value of the property
- Safe housing for renters and students
- Makes your house more affordable because a renter is paying down part of your mortgage
- Adding a secondary suite typically adds a lot of value to once property. When done legally and safely, these types properties attract tenants everywhere.
- Use Transit instead of owning vehicle when legal suite is close to City Transit.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS



THE COMMUNITY ON THE MOVE

CALGARY MARLBOROUGH COMMUNITY ASSOCIATION

636 MARLBOROUGH WAY N.E., CALGARY, ALBERTA T2A 2V6

May 20, 2016

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Planning, Development & Assessment #8201
PO Box 2100, Str. M
Calgary, AB T2P 2M5

RE: File # LOC2016-0098
4132 Maryvale Rd NE

We recognize Gedeon Embaye's request and appreciate his going through the proper channels, however the Calgary Marlborough Community Association supports the R-C1 single family zoning for this community. We do not encourage secondary suites as parking, services and community structures are designed around single family dwellings.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Laura Greenwood', is written over a light-colored background.

Laura Greenwood
Calgary Marlborough Community Association