

**LAND USE AMENDMENT
STRATHCONA PARK (WARD 6)
STRADWICK RISE SW BETWEEN STRADWICK WAY SW AND
STRATHCONA HILL SW
BYLAW 226D2016**

MAP 14W

EXECUTIVE SUMMARY

This Land Use Amendment proposes the redesignation of a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) 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 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 226D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 23 Stradwick Rise SW (Plan 7811676, Block 4, Lot 15); 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 226D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for the desired residential development to be a complementary fit within the existing low density character of the community. Further, the proposal conforms with the applicable policies of the Municipal Development Plan and meets the required minimum lot area, width, and depth regulations stated within Land Use Bylaw 1P2007.

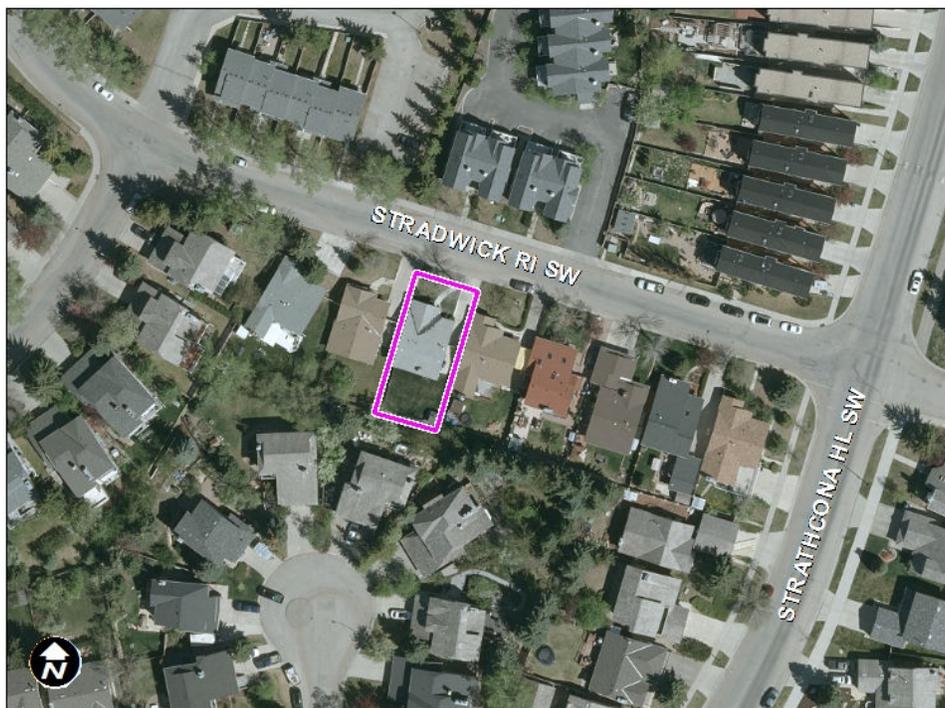
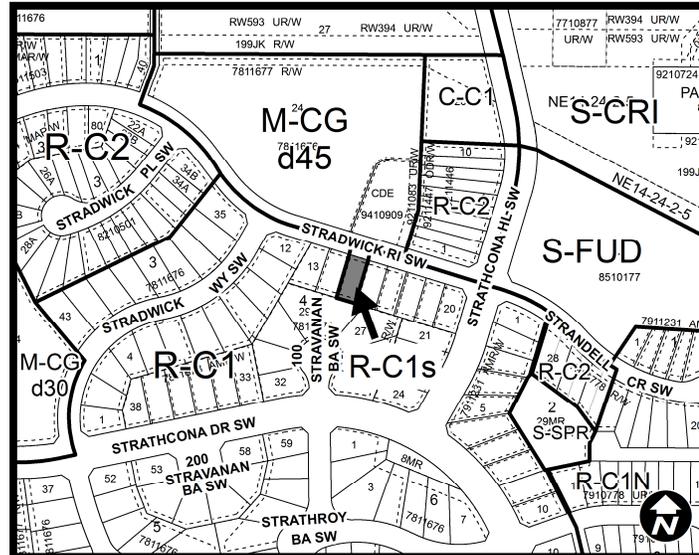
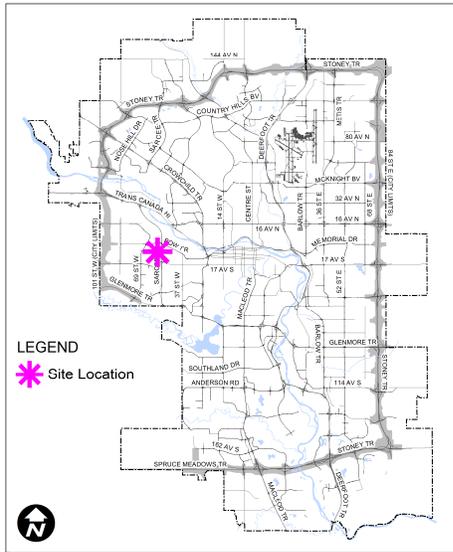
ATTACHMENT

1. Proposed Bylaw 226D2016

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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 23 Stradwick Rise SW (Plan 7811676, Block 4, Lot 15); from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Lockwood

Carried: 4 – 2

Opposed: M. Foht and S. Keating

Reasons for Opposition from Mr. Foht:

- I do not support the application for a secondary suite as the property does not have a back lane, which would provide more parking opportunities for the residents of the property.

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:

ARC Design

Landowner:

Dana Wilkie

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Strathcona Park, on the south side of Stradwick Rise SW, west of Strathcona Hill SW. Surrounding development consists of predominantly low density residential on the south side of Stradwick Rise SW, and grade oriented medium density to the north. The subject site provides a single driveway access off of Stradwick Rise SW and does not have rear lane access.

Glamorgan	
Peak Population Year	2006
Peak Population	7,290
2015 Current Population	7,089
Difference in Population (Number)	-201
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite, either within the existing single detached dwelling presently located on the parcel, or in a backyard suite as a discretionary use.

The subject site exceeds the R-C1s parcel size requirements, and is large enough to accommodate a secondary suite and meet other associated regulations provided in Land Use Bylaw 1P2007, such as parking provisions. If necessary, relaxations to other land use regulation may be considered at the Development Permit stage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject parcel is identified as being within the “Residential Developed – Established Area” typology on the Urban Structure Map of the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, the proposal aligns with MDP policies including:

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- Section 2.2.5(a) *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- Section 2.3.1(a) and (b) *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities to meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.
- Section 3.5.1(a) *Developed Residential Areas* policies recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

TRANSPORTATION NETWORKS

The site is located approximately 218 metres from the nearest transit stop, servicing Route 94, and offers service to the Westbrook and 69 Street LRT stations.

Parking for both dwellings may be accommodated on-site at the time of a Development Permit, but the site will need to be reconfigured so that the single aisle driveway access accommodates 2 stalls that are not oriented in a tandem manner.

The current trip generation rate is 1.0 at the AM peak, and 1.0 at the PM peak. With the proposed land use district with 2 units it would increase to 2.0 AM peak trips and 2.0 PM peak trips.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable to this Land Use Amendment application.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment, and thus there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Strathcona/Christie/Aspen Community Association was circulated the land use redesignation application. No comments were received from the Community Association.

Citizen Comments

Notification of adjacent properties resulted in two (2) letters of opposition. A summary of opposition issues are provided below:

- Given that there is no back alley for the block, the proposed secondary suite would exacerbate on street parking demand and negatively affect traffic on the street
- Based on the current on street parking generated from the multi-residential development across from the subject property, it can be expected that servicing vehicles such as waste and recycling trucks and emergency first responders would be impeded.

Public Meetings

No public meetings were held by the applicant or the Administration.

Administration has reviewed the comments generated from the city's notification against applicable planning policies, protocols and merits. Based on the review, a secondary suite located innocuously within a single detached dwelling will not alter the low density residential character of Strathcona Park. Also, it is not anticipated that parking and traffic patterns will be significantly impacted by the proposed redesignation.

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APPENDIX I

APPLICANT'S SUBMISSION

- Area north of the property is M-CG full of town houses and subsidized houses & R-C2
- Area west of the property is R-C2 full of duplex houses
- Area east of the property is R-C2
- Proposed Land Use R2 is suitable to this property to allow for a secondary suite at the lower level. Already lower level has a separate side entrance and separate furnace.