

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF JOHN LAURIE BOULEVARD NW AND EAST OF
NOSE HILL DRIVE NW
BYLAW 228D2016

MAP 15NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Hawkwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is currently no secondary suite on the site and this application is not due to 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 228D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 75 Hawkwood Crescent NW (Plan 8010239, Block 5, Lot 11) 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 228D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite), is compatible 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. The parcel is located on a corner parcel, has a rear lane, can accommodate the required onsite parking and is in close proximity to transit.

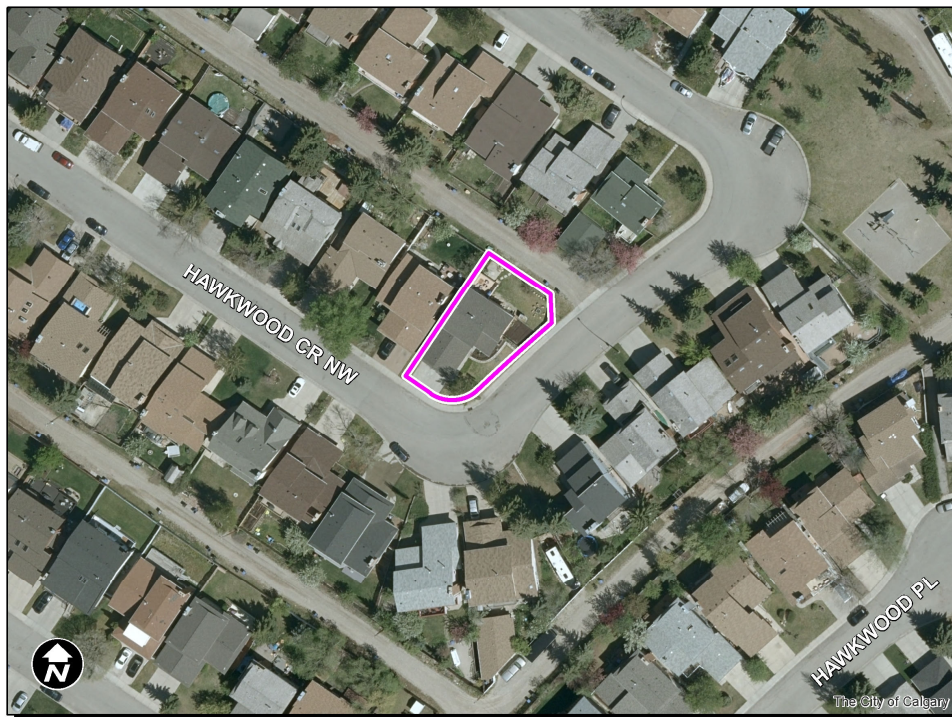
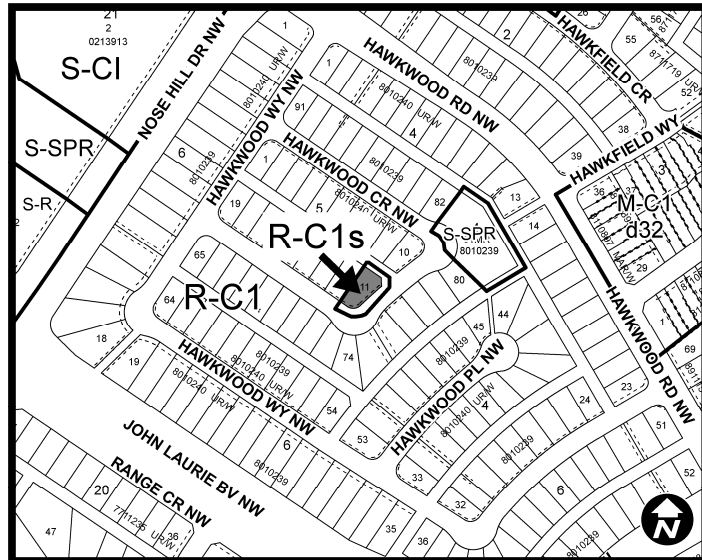
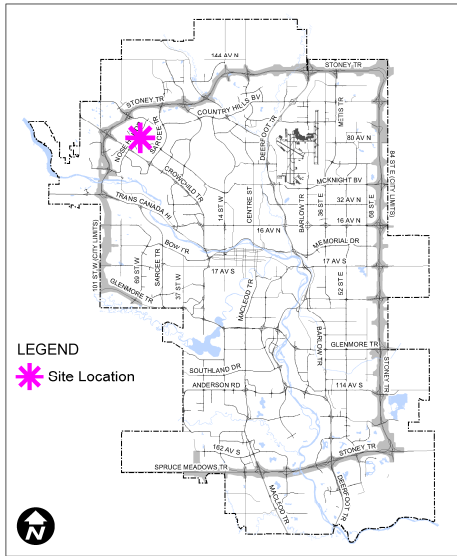
ATTACHMENTS

1. Proposed Bylaw 228D2016
2. Public Submission

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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 ± (0.12 acres ±) located at 75 Hawkwood Crescent NW (Plan 8010239, Block 5, Lot 11) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 6 – 0

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:

Mai Anh Nguyen

Landowner:

Mai Anh Nguyen
Hoang Luu Vu

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a corner parcel in a low density residential R-C1 setting in the community of Hawkwood. The site is developed with a single detached dwelling with access from the street and from a rear lane. The applicant's intent is to construct a secondary suite in the basement of the existing single detached dwelling.

The subject site has an approximate width of 16.4 metres and depth of 36.4 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. It appears that the parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

Hawkwood	
Peak Population Year	1998
Peak Population	11,165
2015 Current Population	9,828
Difference in Population (Number)	- 1,337
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the two following forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

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LEGISLATION & POLICY

The subject 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. The MDP encourages modest redevelopment in the Established Area. The subject site is located in the Crowchild Phase 3 plan area but no policies in that document apply.

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).

The most relevant policy section(s) of the SSRP to this item are:

- Efficient use of land; and
- Community development.

TRANSPORTATION NETWORKS

The site can be accessed from Hawkwood Crescent NW by foot, bicycle, or automobile as well as from the rear lane. The parcel is well serviced by transit with a bus stop approximately 170 metres from the site.

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. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

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PUBLIC ENGAGEMENT

Community Association Comments

The Hawkwood Community Association was circulated regarding this application and has not provided comments to the proposed land use amendment.

Citizen Comments

Administration received 5 letters in support and 2 in opposition of the proposed land use amendment. The letters in opposition raised concerns that street parking is limited, that there will be negative impacts on overall traffic safety, that the amendment would set precedent in the community, and that the subject property already generates more garbage than their bins can handle.

Public Meetings

No public meetings were held, however, the applicant has said that they visited some neighboring properties to gather feedback.

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APPENDIX I

APPLICANT'S SUBMISSION

I writing this in order to explain the reasons, which make us, Mai Ang Nguyen and Hoang Luu Vu, would like to redesignate land use of 75 Hawkwood Crescent N.W. Calgary.

1. We would like to have a legal basement suite in our house, 75 Hawkwood Crescent N.W. My legal suite will be benefit for Calgary people and my family as following factors:

- It will take part in increasing the places people can live and afford in Calgary, where housing is an issue for people.
- It will improve life quality of my family members, as well as our roommate renters.
- We have 2 teenage dependents and significant mortgage. We are low income people. The basement legal suite will improve our income, as well as reduce the support from Alberta and Canada for my family. In addition, it will increase tax benefit for City of Calgary and Federal Government.

2. Our land has some factors, so if Land Use is changed from R-C1 to R-C1s, it could be allowed to make secondary suite:

- The area is 489 m2 (minimum required area for making secondary suite in R-C1s zone is 400 m2)
- The land width is 17.1 m (minimum required width is 15 m)
- The land deep is 31 m (minimum required deep is 30 m)
- In addition, the parcel is close to community park, close to school, Crowfoot library, crowfoot center. It is convenient to people living in a secondary suite.
- Moreover, the parcel in a location, near the end of Hawkwood Crescent, which is quiet traffic. It has only one attached parcel neighbour (Lot 12). Behind the parcel is the back alley. The house has already double garage. Therefore, if we make secondary suite, it will not affect or may have very minor negative impact on neighbourhood.

Base on these advantages of the redesignation, I very appreciated if the application is approved soon.

Thank you for your time and consideration.