

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
BLACKTHORN CRESCENT NE AND WEST OF BLACKTHORN
ROAD NE
BYLAW 231D2016

MAP 3N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to accommodate a secondary suite. This site is currently developed with a single detached dwelling and detached garage. This application was 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 recommend **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 231D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 6215 Blackthorn Crescent NE (Plan 7335JK, Block 11, Lot 52) 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 231D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s District allows for uses which are compatible and complementary with the established character of the community and is in conformance with the relevant policies of the Municipal Development Plan. The following points further support this application:

- the parcel has the ability to meet the intent and technical requirements of Land Use Bylaw 1P2007,
- the parcel has vehicular access from a lane, and
- a shopping district is within a 5 minute walk north of the subject property.

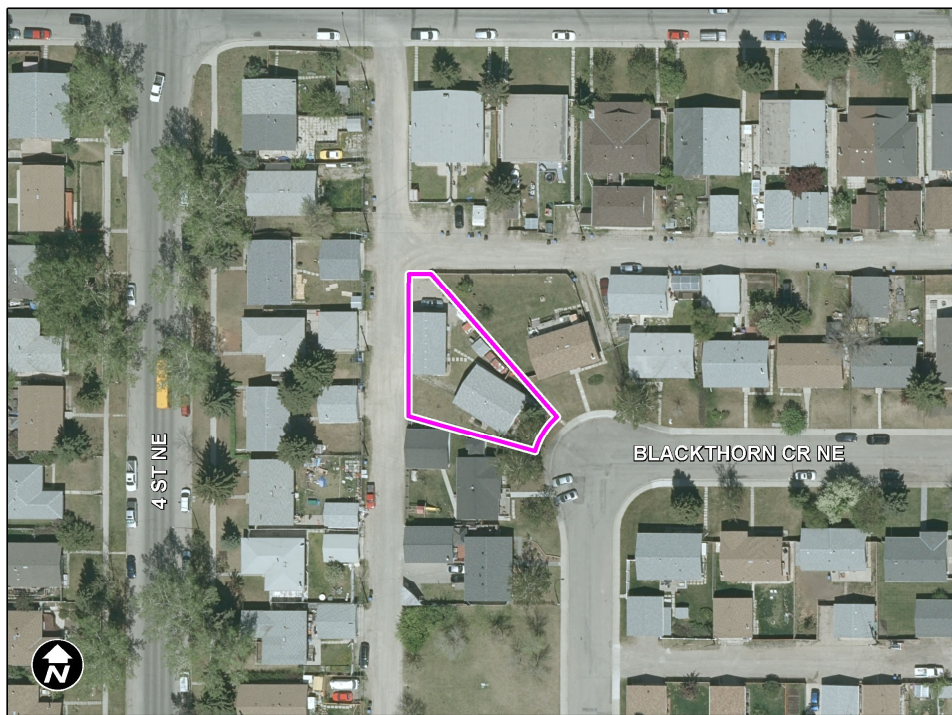
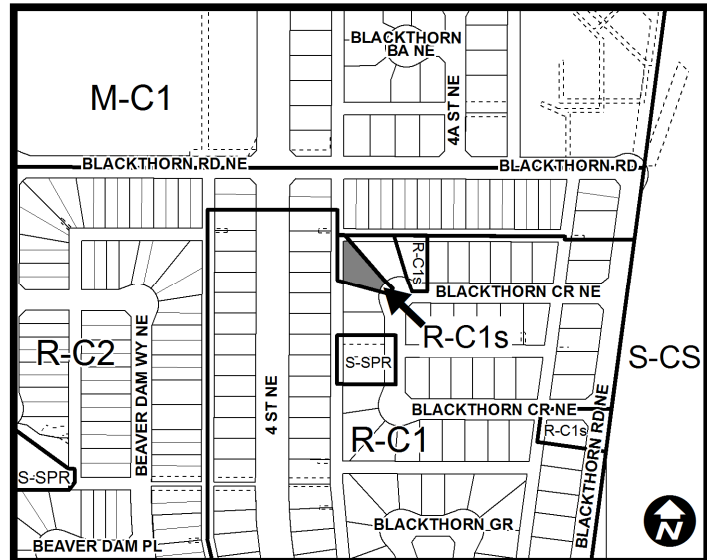
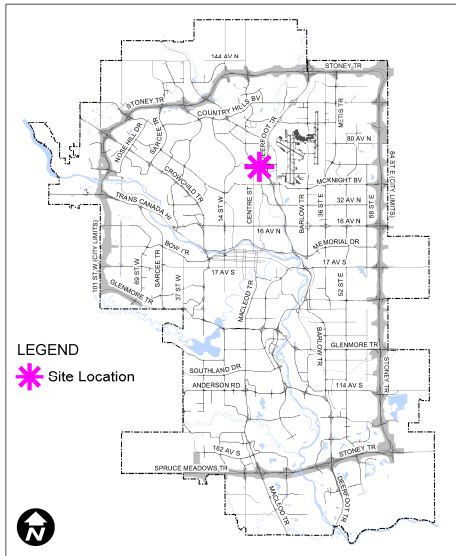
ATTACHMENTS

1. Proposed Bylaw 231D2016
2. Public Submissions

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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 0.06 hectares ± (0.15 acres ±) located at 6215 Blackthorn Crescent NE (Plan 7335JK, Block 11, Lot 52) 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:

Daniels G Pierenardy

Landowner:

Daniels G Pierenardy
Diane C Soeharto

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Thorncliffe. It is currently developed with a single detached dwelling and a detached garage. The site is a pie lot, with its widest dimension at the rear.

The surrounding building forms are single detached dwellings with garages accessed off the rear lane. An R-C1s District site is located two parcels to the east from the subject property. Three parcels south of the subject site is a grassed and treed pocket park. A block to the east is Laycock Park and a regional pathway accessed from Blackthorn Road NE. A shopping district is within a 5 minute walk north of the subject property.

The community of Thorncliffe recorded its peak population in 1977, as indicated in the table below. In 2015, the population was 22 percent less than the peak population 38 years ago.

Thorncliffe	
Peak Population Year	1977
Peak Population	11379
2015 Current Population	8931
Difference in Population (Number)	2448
Difference in Population (Percent)	-22%

PROPOSED LAND USE DISTRICT

The proposed R-C1s District is intended to accommodate a secondary suite on a parcel containing a Single Detached Dwelling. The R-C1s District allows for one additional secondary suite that may take one of the following two forms:

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

The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

SITE SPECIFIC CONSIDERATION

The subject parcel has a width exceeding 12 metres, a length of 27.4 metres on the shortest

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side, and a parcel area of 638 square metres. These dimensions exceed the minimum parcel dimensions set out in the R-C1s land use district of Bylaw 1P2007.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in the report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The most relevant policy sections of the SSRP to this item are:

- Efficient use of land, and
- Community Development.

Municipal Development Plan (2009)

The subject site is located within the Developed Residential Area and more specifically, the Established Area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Airport Vicinity Protection Area

This site is within the AVPA notification area, but outside of the noise exposure contours. The Airport Authority was circulated as part of this review and they have no objections to the proposed redesignation.

TRANSPORTATION NETWORKS

The subject site can accommodate the required parking on the parcel within a rear detached garage with vehicular access off the lane. The parcel also has enough space to provide parking in the rear yard beside the detached garage.

Parking is available on the street for visitors.

There are two Calgary Transit routes within 300 metres of the subject site.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a secondary suite without 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.

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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

Community Association Comments

The Thorncliffe/Greenview Community Association supports the proposed redesignation.

Citizen Comments

Four letters of objection were received. The main concerns raised were:

- increased traffic,
- increased parking problems (on the street and in the lane),
- existing basement suites already in the area creating issues with noise, garbage, drugs, and theft, and
- loss of property value.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We live in an established neighbourhood area called Thorncliffe, in which existing infrastructure such as schools, better public transportation, parks, public library, shopping and such are already exist and supporting many people in the area. And we also believed that City of Calgary is still need providing a clean and affordable housing for everybody and developing an area in the city core is more attainable.

In order to provide an attainable, clean and safe housing for Calgarians, a land use re-designation and an also an approval of a secondary suite development is needed. This will create more legal suites that is safe and up to codes for its residents and a affordable place to live and already in the established area.

We are a young mature married couple that living in single family home we like our space but we do not need the whole house for our self. Having a legal suite will provide an affordable housing and bring benefits for both of us.

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APPENDIX II

LETTERS SUBMITTED

(Email received June 3, 2016)

The Thorncliffe/Greenview Community Association supports LOC
2016-0117 R-C1 to R-C1s unreservedly.

thanks

marvin quashnick
TGCA