

LAND USE AMENDMENT
COPPERFIELD (WARD 12)
WEST OF STONEY TRAIL SE AND SOUTH OF 130 AVENUE SE
BYLAW 234D2016

MAP 35SSE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Copperfield from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District 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 234D2016; and

1. ADOPT the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 130 Copperpond Street SE (Plan 1411498, Block 57, Lot 50) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 234D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary with the 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.

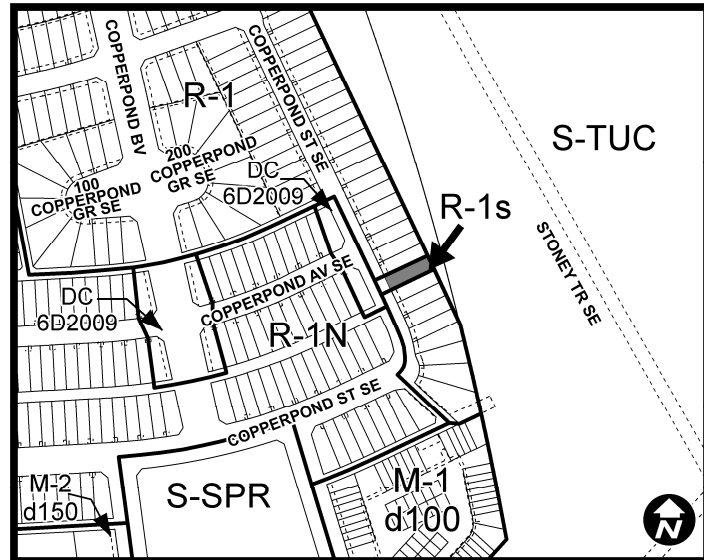
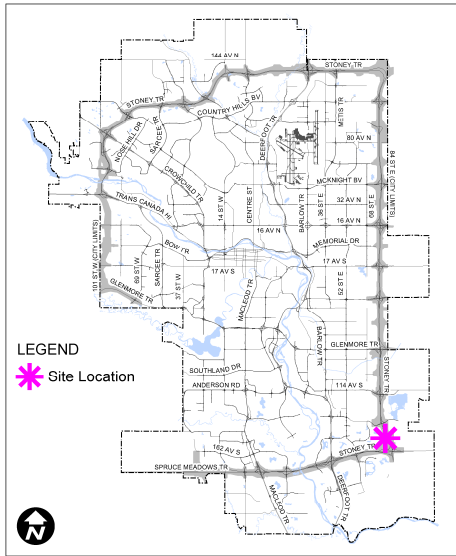
ATTACHMENT

1. Proposed Bylaw 234D2016

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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 \pm (0.09 acres \pm) located at 130 Copperpond Street SE (Plan 1411498, Block 57, Lot 50) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) 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:

Narby Sabiniano

Landowner:

Narby Sabiniano
Karen Sabiniano

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Copperfield, the parcel is approximately 11 metres wide by 34 metres deep. The parcel is developed with a single detached dwelling with an attached two-car garage, accessed from Copperpond Street SE. Single detached dwellings exist to the north, south and west of the parcel. Stoney Trail SE is located to the east of the parcel. The area is served by Calgary Transit with a bus stop located within 250 metres.

| Copperfield | |
|------------------------------------|--------|
| Peak Population Year | 2015 |
| Peak Population | 11,434 |
| 2015 Current Population | 11,434 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process

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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 (SSRP).

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developing-Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP, including: Housing diversity and choice policies (Section 2.3.1) and Planned Greenfield Communities policies (Section 3.6.1).

East McKenzie Area Structure Plan (ASP) (2009)

The East McKenzie ASP identifies the subject area as Residential Area with the purpose of providing for a range of low to medium density residential development. The Residential Area also provides for a diversity of housing forms, including special needs housing and multi-family housing. The needs of various income groups and lifestyles are encouraged and supported within the Residential Area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Copperpond Street SE with vehicular access to the existing attached garage also from the street. The area is served by Calgary Transit with a bus stop located approximately 250 metres away on Copperpond Boulevard 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.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Marquis de Lorne Community Association.

Citizen Comments

No comments were received by Administration.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The main reason of my application is to provide for my mother whom I would like to move in with me. My mother and her mom are both getting really old and I would like them to move in with me as soon as I get this proposal approved and finished. In fact, this is the reason why chose to purchase the house that is big enough to accommodate these kind of situations. I would like them to be around my kids as much as possible because I know that is going to be therapeutic in both ways. My parents gets strength from their grandchildren and my kids will get extra guidance from their grand parents.

I am aware that people can never predict what will happen in the future. I can never assume that this property will always belong to me and will always fit the needs of the future owners. However, I strongly believe that having a legal suite can never go wrong. I always believe in good faith and I will never have peace of mind if I will construct an illegal suite just like 90% of the basement suite our city. Having legal suite not only gives people peace of mind but promotes safety for the owners, tenants and neighbours as well. This will ensure that all the safety codes will be met and applied accordingly. Before I forget to mention, the property is only less than 5 minutes walking distance to the closest bus station and 2-3 minutes walking distance from a big playground/park which makes it perfect to accommodate another household.

I would like to thank everyone one involved to this application for hearing me out and understanding my point. I thank you in advance for being considerate and may God bless you all.