

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
BLACKTHORN ROAD NE AND BLACKTHORN CRESCENT NE
BYLAW 151D2016

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 allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 May 05

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 151D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 703 Blackthorn Road NE (Plan 7335JK, Block 11, Lot 39) 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 151D2016.

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, the 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 located on a corner, is in close proximity of transit and can accommodate the required additional parking stall on site.

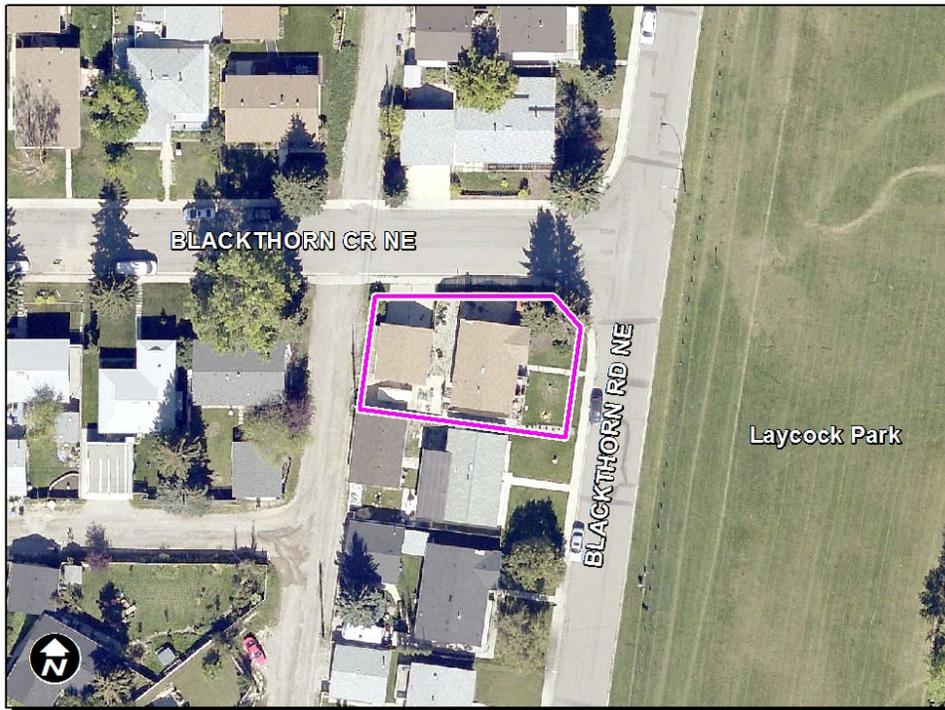
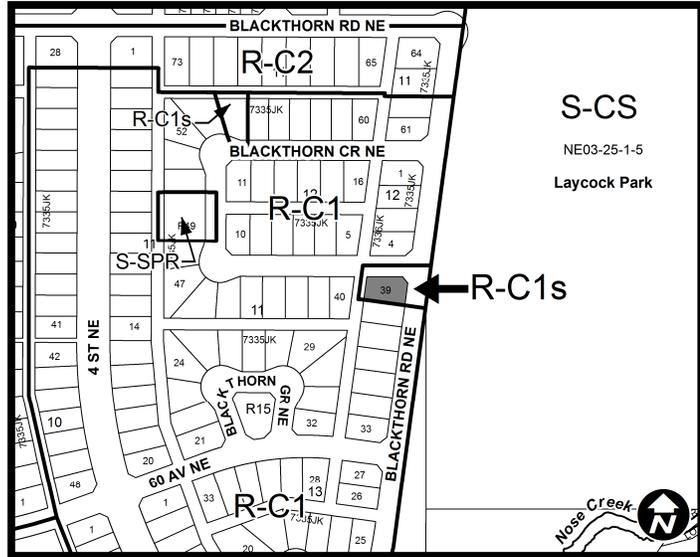
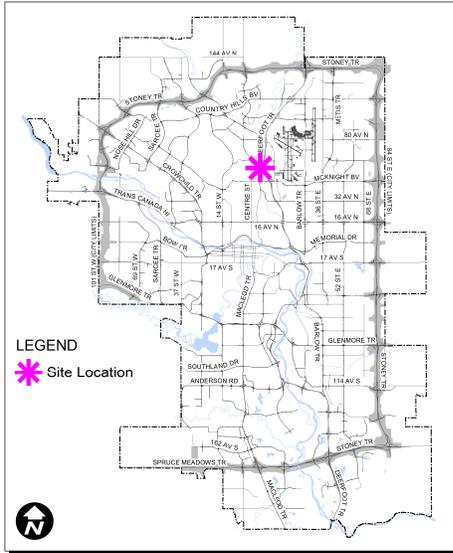
ATTACHMENTS

1. Proposed Bylaw 151D2016
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 ± (0.14 acres ±) located at 703 Blackthorn Road NE (Plan 7335JK, Block 11, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 8 – 0

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Applicant:

Samuel Law

Landowner:

Julie Yui Ping Law

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 16 metres wide by 30 metres deep and is a corner site. The parcel is developed with a single detached dwelling with a detached double garage accessed off the side of the site. Single detached dwellings exist to the north, south, and west of the parcel. To the east of the site, across Blackthorn Road NE, is Laycock Park. The parcel is approximately 350 metres from a bus stop.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-C1s 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.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies 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).

There is no local area plan for Thorncliffe.

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TRANSPORTATION NETWORKS

Vehicular access is available from Blackthorn Crescent NE with a double detached garage. The area is served by Calgary Transit with a bus stop located approximately 350 metres walking distance from the site along 4 Street NE. Unrestricted on-street parking is permitted in the area.

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 a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Thorncliffe/Greenview Community Association was circulated regarding this application and indicated they are fully supportive of the land use amendment.

Citizen Comments

There were eight letters received from the surrounding neighbours. These were all opposed to the land use amendment application. The reasons for opposition can be summarized as:

- Traffic and parking;
- Impact on property values;
- Too many suites already within this single family area; and
- Potential problems with tenants and upkeep of the property.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To Calgary Planning Commission and City Council

I Samuel Law, am making an application for Land Use Redesignation from the current R-C1 district to R-C1s to accommodate the additional use of a Secondary suite within the basement. This property is owned by my sister Julie Law.

We are seeking approval for the Redesignation because we believe our property is suitable to allow for a suite in the basement. Our property is on a corner lot which has adequate street parking for visitors, but we also have enough parking within the driveway and garage. The house itself, faces on to a greenspace with pathway as well the property is big enough and wide enough to meet 1P2007 Land use bylaw rules.

Our house location is within walking distances to bus stops, grocery stores, commercial units.

Thank you for your time and consideration.