

**LAND USE AMENDMENT
VARSITY (WARD 1)
SOUTH OF CROWCHILD TRAIL NW AND WEST OF
SHAGANAPPI TRAIL NW
BYLAW 155D2016**

MAP 1NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Varsity from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District 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 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 155D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5020 Viceroy Drive NW (Plan 3834JK, Block 28, Lot 13) 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 155D2016.

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

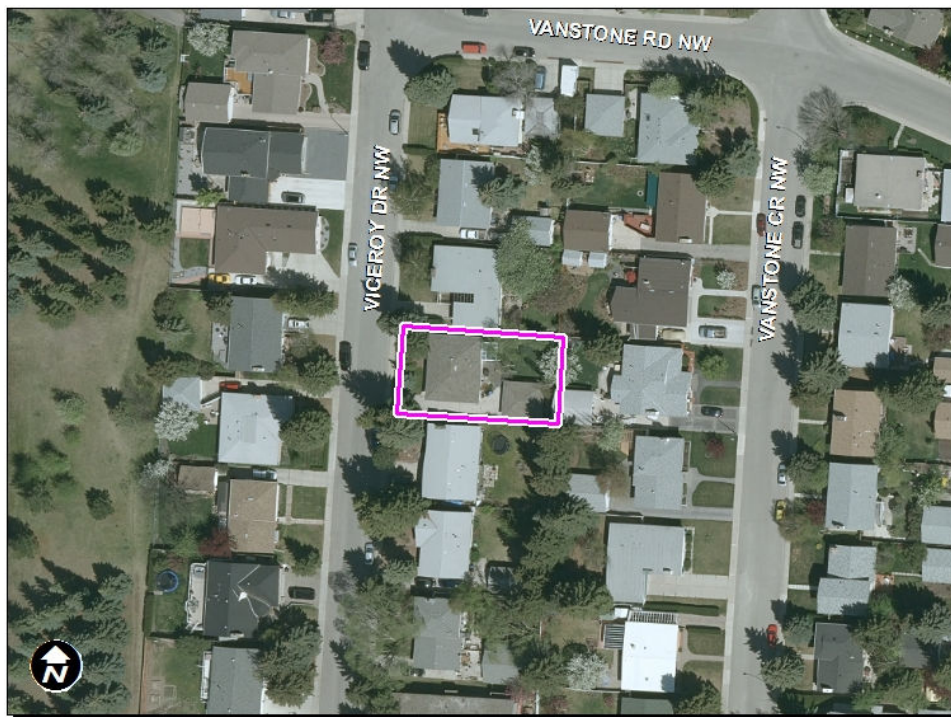
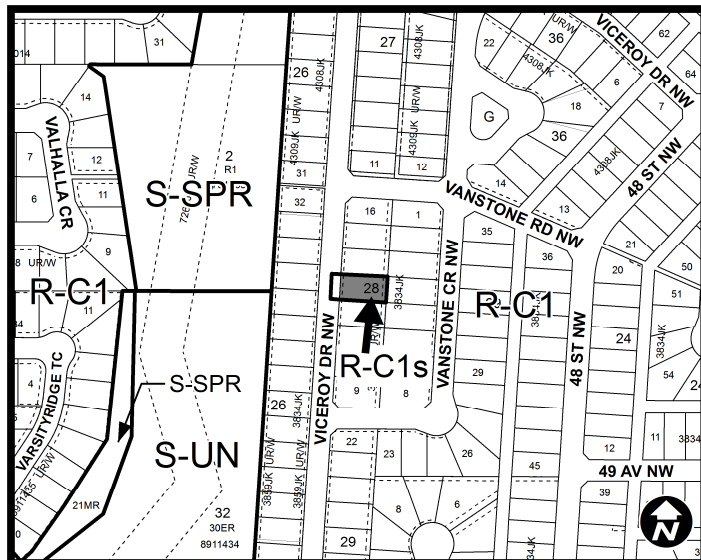
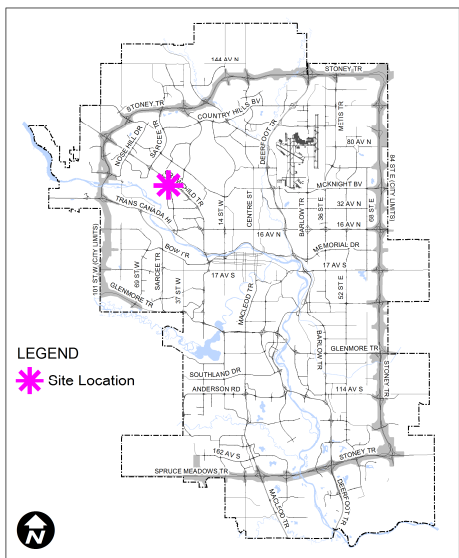
ATTACHMENTS

1. Proposed Bylaw 155D2016
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 \pm (0.15 acres \pm) located at 5020 Viceroy Drive NW (Plan 3834JK, Block 28, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 6 – 2

Opposed: S. Keating and M. Foht

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Applicant:

John Derek Esler

Landowner:

John Derek Esler
Jacqui Esler

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a midblock parcel in a low density R-C1 setting in the community of Varsity. The site is developed with a single detached dwelling with a detached garage accessed from a front driveway. Parking is available in the detached garage. 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 18.4 metres and depth of 33.5 metres and meets the minimum requirements for width and depth. Full compliance with land-use bylaw 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 parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

The subject site is located within 200 metres of Dalhousie C-Train Station.

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).

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject parcel 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

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also notes redevelopment should support the revitalization of local communities by adding population. The MDP encourages modest redevelopment in the Established Area.

TRANSPORTATION NETWORKS

The site can be accessed from Viceroy Drive NW by foot, bicycle, or automobile. The parcel is in close proximity of the Dalhousie C-Train Station and has access to bus transit.

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.

PUBLIC ENGAGEMENT

Community Association Comments

The community association was circulated regarding this application and supports the proposed land use amendment. The Varsity Community Association had concerns that the narrow driveway on the subject site may create parking issues.

Citizen Comments

Administration has received 12 letters in support and 1 in opposition of the proposed land use amendment. The letter in opposition raised concerns regarding increased traffic, increased noise, decreased property values, less neighbourhood stability, more transient residents, and the fear that the redesignation will set a precedent.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

As part of the City of Calgary Land Use Redesignation application requirement list, please accept the following reasons for this Secondary Suite application, along with reasons for approval:

- 1) This secondary suite application aims to:
Provide both a **safe** and additional choice of housing stock within the well-established community of Varsity Acres. The low-density nature of Varsity Acres will not be negatively impacted with this proposed suite, as it fits well alongside a current slow growth strategy. This secondary suite will inaugurate a new and needed **affordable living space** that would otherwise continue to remain an empty and underdeveloped basement. The footprint of the original house and lot will remain completely unchanged, ensuring that the overall character of the street and neighbourhood will also remain intact.
- 2) This secondary suite application aims to:
Provide people with better ability, ease and access to already existing infrastructure in (and around) the Varsity Acres area. **Maximization of existing infrastructure** makes good economic sense and Varsity has plenty of opportunities for this to happen. This specific secondary suite location is **within walking distance to transit/LRT**, various shopping centers, medical/health care services, seniors center, community/recreation center, various schools, churches, parks, playgrounds, and cycle pathways. Furthermore, the proposed suite location is **within a few kilometres** (via bicycle, transit/LRT, cab, or car) to the U of C, Foothills Hospital, Alberta Children's Hospital, U of C Research Park, and Winsport Canada... to name a few.
- 3) This secondary suite application aims to:
Provide Varsity Acres community with an additional opportunity to attract a **new/wider array of people** and further diversify the residents. In general, vibrant communities tend to originate, grow, and flourish due to embracing diversity. Instituting increased housing choices (such as secondary suites) is a welcome step toward **building greater diversity** in Varsity Acres. Approval of this suite will provide a wider scope of people with the opportunity to live in a community (and neighbourhood) in which they may otherwise not have a truly viable chance of doing.