

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
NORTHWEST OF MEMORIAL DRIVE NE AND 52 STREET NE
BYLAW 129D2016

MAP 22E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Marlborough from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A Secondary Suite does not currently exist in the basement of the home, 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 April 21

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 129D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 656 Marian Crescent NE (Plan 5897JK, Block 12, Lot 7) 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 129D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary 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 can be accessed from both the street and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

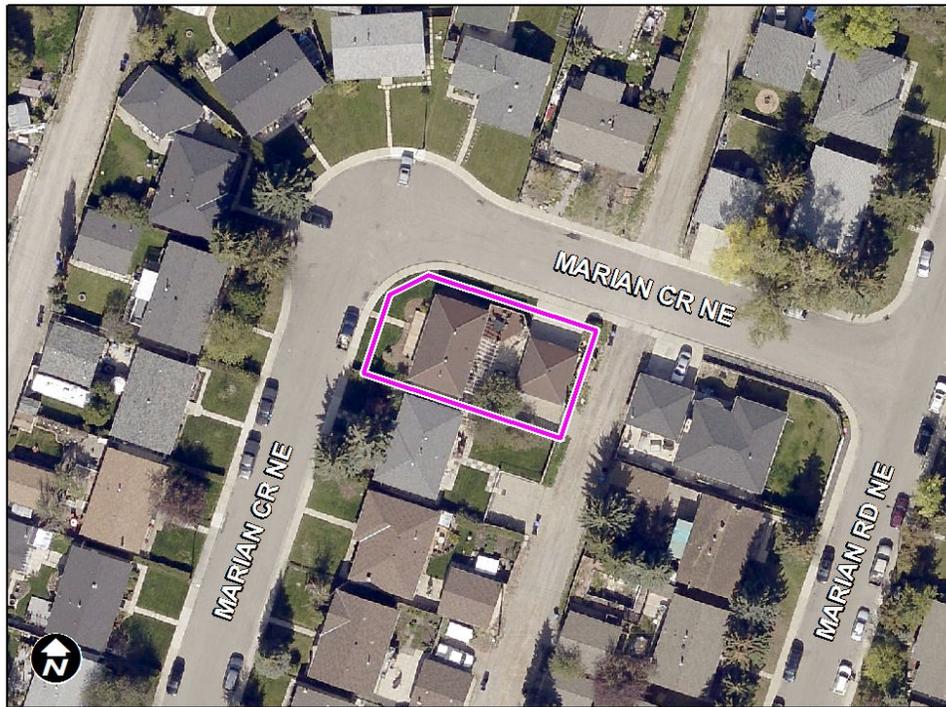
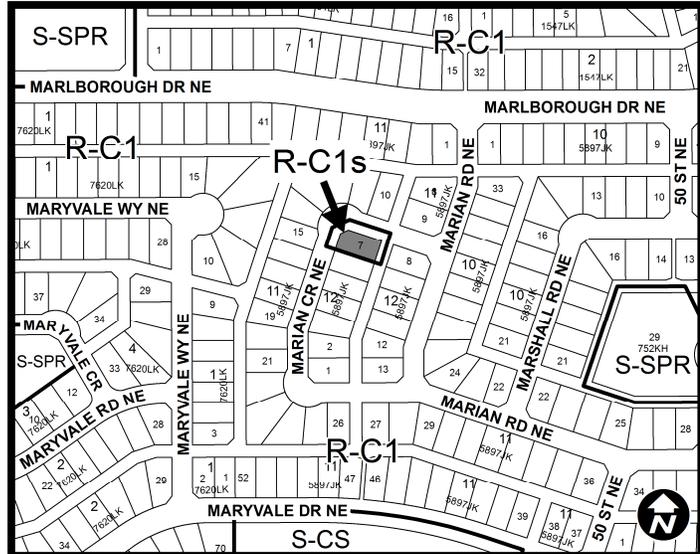
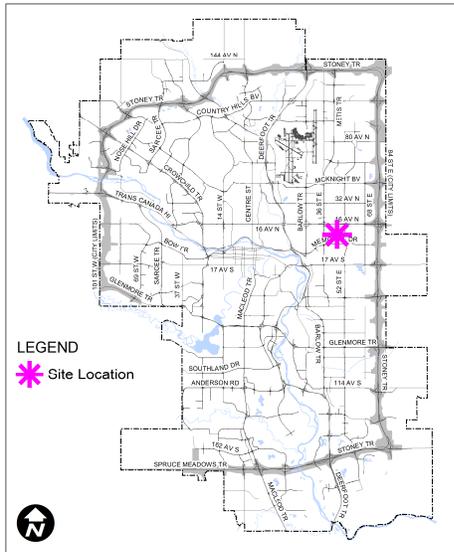
ATTACHMENT

1. Proposed Bylaw 129D2016

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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 656 Marian Crescent NE (Plan 5897JK, Block 12, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 9 – 0

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Applicant:

Form 3 Design 2004

Landowner:

Paul Hannania

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough, the parcel is developed with a single detached dwelling with a detached double garage accessed from the street. Single detached dwellings exist to the north, south, west and east of the parcel. The site is approximately 400 metres from closest 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) and 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).

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Marian Crescent NE, with vehicular access to the detached garage also from the street. The area is served by Calgary Transit with the closest bus stop located approximately 400 metres away on Maryvale Drive NE. On-street parking adjacent to the site is by permit only.

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.

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 Community Association was circulated as per the normal circulation process; comments were received 2016 January 17. The Community Association objects to the application for the following reasons:

- Potential parking issues; and
- Service and community structures are designed around single family dwellings.

Citizen Comments:

No letters of objection were or support received by Administration.

Public Meetings:

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application is to seek approval to re-classify the zoning of the lands from that of R-C1 to that of R-C1S to allow for a secondary suite within the lower level of 656 Marian Crescent NE, Calgary.

The home has basement development which could be modified into a separate suite with direct exterior access from the rear of the property.

The home has an existing double garage accessed from the north side of the property, of which 1 inside stall will be for the existing home and the 2nd being for the suite. The garage also has a 6.0m setback (concrete driveway) from the front of the garage to the back of sidewalk providing 2 additional tandem stalls for visitors. There is also sufficient room on the south side of the garage for an additional concrete pad providing 1 more parking stall should it be deemed necessary.

The property is within easy walking distance to public transit and schools along Marlborough Drive NE- 1 block to the north of the property.

We hope that the City of Calgary Administration, the Calgary Planning Commission and City Council will see fit to approve this rezoning application.

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APPENDIX II
LETTERS RECEIVED



CALGARY MARLBOROUGH COMMUNITY ASSOCIATION

836 MARLBOROUGH WAY N.E., CALGARY, ALBERTA T2A 2V8

January 17, 2016

Circulation Control
Planning, Development & Assessment #8201
PO Box 2100, Stn. M
Calgary, AB T2P 2M5

RE: File # LOC2015-0220

We recognize Paul Hannania's request and appreciate his going through the proper channels, however the Calgary Marlborough Community Association supports the R-C1 single family zoning for this community. We do not encourage secondary suites as parking, services and community structures are designed around single family dwellings.

Yours truly,

Donna O'Connor
Calgary Marlborough Community Association