

**LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
32 AVENUE NW AND CAROL DRIVE NW
BYLAW 59D2016**

MAP 29C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Collingwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite

There are no current or active complaints on file.

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 February 11

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 59D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 1611 – 32 Avenue NW (Plan 3844HS, Block 2, 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 59D2016.

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. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel is located in close proximity to public transportation.

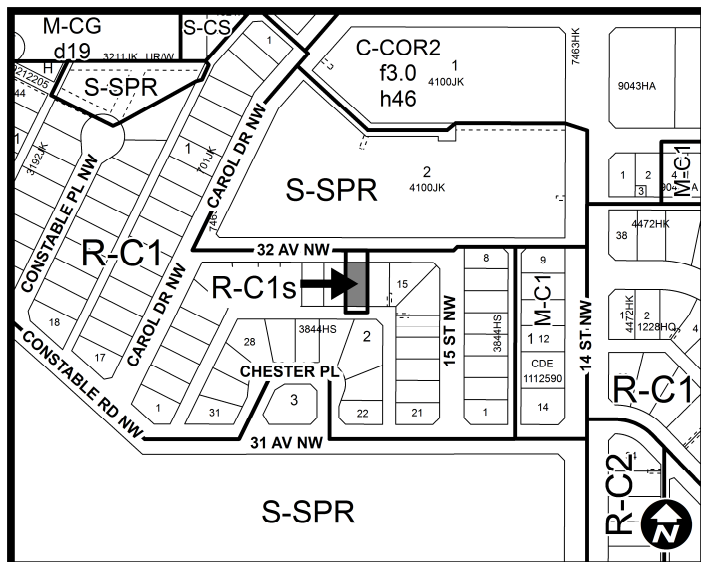
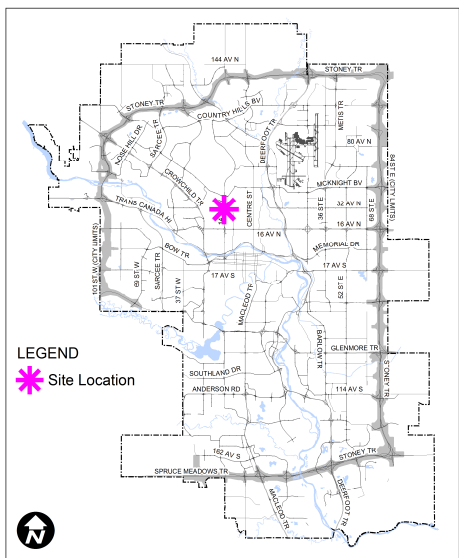
ATTACHMENT

1. Proposed Bylaw 59D2016

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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 \pm (0.11 acres \pm) located at 1611 – 32 Avenue NW (Plan 3844HS, Block 2, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant

Nelya Kozobrod

Landowner

Nelya Kozobrod

PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid block, with a lane along the south property line. The subject site is surrounded to the east, south and west by Residential – Contextual One Dwelling (R-C1) district. Across 32 Avenue NW to the north is a Special Purpose – School, Park and Community Reserve (S-SPR) district where St. Margaret Elementary and Junior High School is located. One block to the east lies a Multi – Residential Contextual Low Profile (M-C1) district containing low rise apartments. Two blocks south also lies Special Purpose – School, Park and Community Reserve (S-SPR) district where Confederation Park is located.

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 following three forms:

- Secondary Suite as a permitted use; or
- Secondary – Suite – Detached Garage or Secondary Suite – Detached Garden 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. The development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007.

Site Specific Considerations

The parcel meets the minimum parcel depth, width and area requirement and contains the required on-site motor vehicle stalls (one stall for the single detached dwelling unit and one stall for the secondary suite.) The subject site has the capacity to accommodate a single detached dwelling with a secondary suite.

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the Municipal Development Plan. The Developed Residential Area – Established Area supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The *Neighbourhood Infill and Redevelopment policies* of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary Municipal Development Plan (MDP) is used for guidance.

TRANSPORTATION NETWORKS

The single detached dwelling has a two – car rear drive garage accessible from the lane. The parcel is well served by Calgary Transit with bus stops for several routes located approximately 415 metres to the south on 14 Street NW and approximately 532 metres travelling north on 14 Street NW.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

Three letters of objection have been received from residents of surrounding dwellings with a number of comments which can be summarized as follows:

- Opens up the possibility if the owner sells the property to have two families with no relation in both the upper and lower units;
- Would like the single-family designation to remain;
- Increase in congestion and traffic;
- Children's safety around the nearby school (St. Margaret Elementary/Junior High School) compromised by additional traffic;
- Where the additional residents will park – as the garage is small;
- Reduce the enjoyment of the community; and
- Current vacancy rates are high, no need for additional units in the area.

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APPENDIX I

APPLICANT'S SUBMISSION

We want to develop our basement for our daughter's grandmother to live in. My husband's mother is 68 years old and she was recently diagnosed with an aneurysm, osteoporosis and vertigo. We are concerned for her wellbeing. We would like to be close to her in case something happens. Additionally our daughter is getting the education and culture exposure that we dream about. We believed developing this basement as a secondary suite will benefit everybody, my mother in law because she will be independent with her own kitchen, shower etc., us because our granny will be around sound and safe living in a suite that meets all the city of Calgary requirements. Our daughter because she will benefit from the interaction with her grandma, and the city of Calgary because we are contributing to slowing down the spread of the city by creating safe, secure and affordable living units.