

**LAND USE AMENDMENT
VARSITY (WARD 1)
WEST OF 48 STREET NW AND VARSITY DRIVE NW
BYLAW 72D2016**

MAP 36W

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. There is an existing single detached dwelling with an existing basement suite on the site. The parcel has an existing two car detached garage that is accessed from the rear lane. This application was not submitted as a 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 February 25

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 72D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 4904 Varsity Drive NW (Plan 3615JK, Block 21, Lot 42) 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 72D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite and Backyard Suite) which are compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and the South Shaganappi Communities Area Plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007. Specifically, this parcel has lane access, can provide the required parking on-site, and is located adjacent to a transit stop. It is also located within a 400 metre walking distance of the Shaganappi Shopping Centre at Varsity Drive NW and Shaganappi Trail NW.

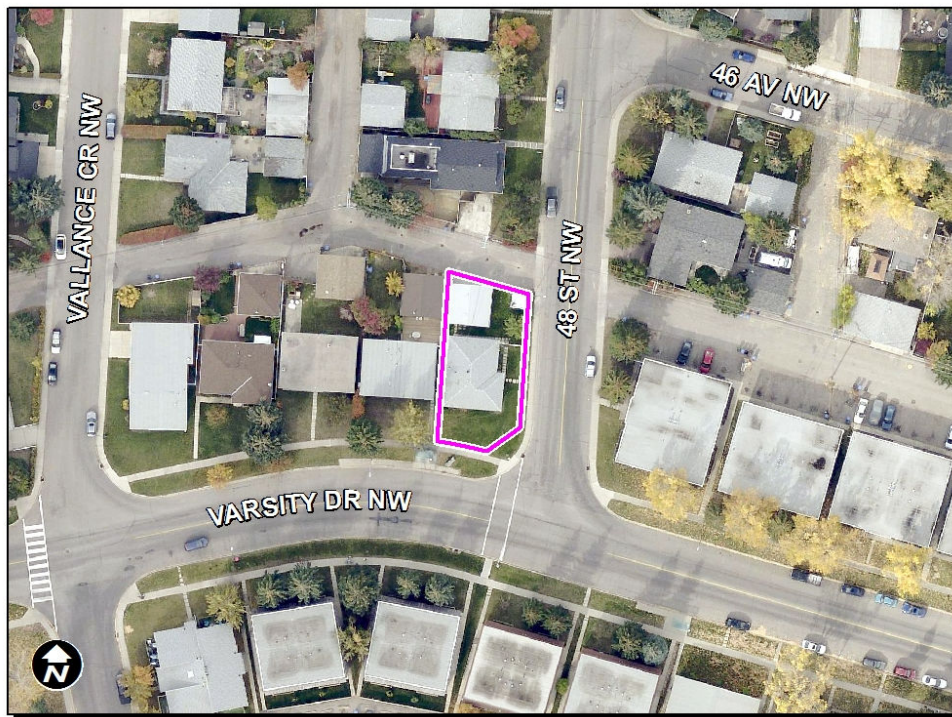
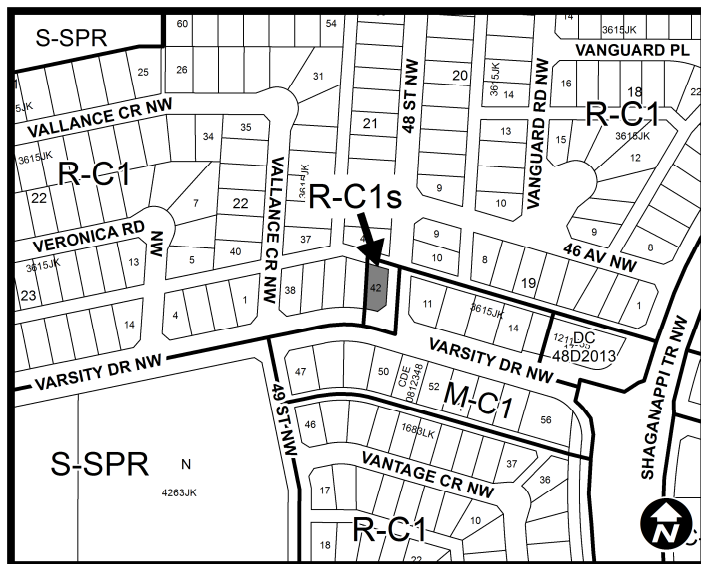
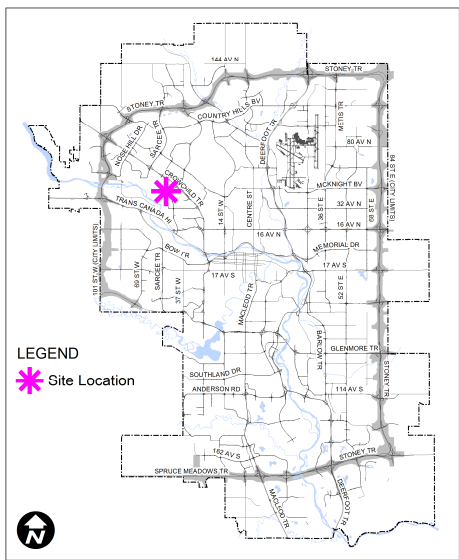
ATTACHMENTS

1. Proposed Bylaw 72D2016
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 0.05 hectares \pm (0.11 acres \pm) located at 4904 Varsity Drive NW (Plan 3615JK, Block 21, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 6 – 0

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Applicant:

Lily Chao

Landowner:

Margaret Ya Ning Hsieh

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on the edge of a low density Residential – Contextual One Dwelling (R-C1) District in the community of Varsity. To the east and south of the subject site, across 48 Avenue NW and Varsity Drive NW, the land use is Multi-Residential – Contextual Low Profile (M-C1) District and is currently developed with low profile multi-residential building forms.

The subject parcel is able to meet the length, width, and area requirements of Land Use Bylaw 1P2007. It has a double detached garage to accommodate the required parking on site and is accessed off of a rear lane. A bus stop with shelter is located adjacent to the site on Varsity Drive NW.

This site is also located within a 400 metre walkshed of the Shaganappi Shopping Centre at Varsity Drive NW and Shaganappi Trail NW.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District is intended to accommodate a secondary suite on a parcel containing a Single Detached Dwelling. The district adds two additional uses: Secondary Suite (permitted use) and Backyard Suite (discretionary use).

The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developed Residential Area and more specifically, the Established Area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP 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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South Shaganappi Communities Area Plan (2011)

The land use proposal is in keeping with the policies of The South Shaganappi Communities Area Plan which supports creating diverse housing options within its established areas. Specifically, diverse housing types should be provided which include single detached, and ground oriented dwelling units (e.g. duplexes, row houses, accessory dwelling units and secondary suites)(Section 8.2).

TRANSPORTATION NETWORKS

Vehicle access to the subject site is off 48 Street NW via a rear lane. Parking for two vehicles is available in the existing detached garage. The area is served by Calgary Transit (currently Route 10 Southcentre and Route 407 Greenwood) with a bus stop located adjacent the south property line on Varsity Drive NW.

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.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental features provided in this application.

GROWTH MANAGEMENT

The proposed 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

The Varsity Community Association does not have a position on the proposed rezoning, but indicates that the general comments they have received from residents of Varsity that reside in the R-C1 District suggest they do not support redesignations to allow for secondary suites.

Citizen Comments

One letter of objection was received. Their main concern was of the erosion of the single family feel of the neighbourhood.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I, Margaret Ya Ning Hsieh, owner of the property (4904 Varsity Dr NW, Calgary AB, T3A 1A4) am applying for the Secondary suite at the above premises.

My basement suite is fully developed already and it is close to bus stop and amenities such as Market Mall and University of Calgary. It has double garage and lots of street parking spaces.

I am sure it is very convenient for university students if they rent my basement suite. That will also increase general income to help home finance. My brother has indicated that they might come back to stay in the basement when they get married.

It would be very much appreciated if you could kindly grant the permission for my basement suite to become a secondary suite.

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APPENDIX II

LETTERS SUBMITTED

Subject: Re: File Number: LOC2015-0195 4904 Varsity Drive NW Proposed Use Residential - Contextual One Dwelling R-C1s District

Hi Coleen,

My apology for the delay in getting back to you. The Varsity Community Association has not established a firm position but judging by the general comments that have been expressed by residents of the Varsity community that reside within the RC1 district they are passionate that they do not wish to have the land use zoning changed to R-C1s as a Permitted use.

Warm regards,

Darlene Feil
Chair Varsity Civic Affairs Committee
VCA Director Civic Affairs.