

**LAND USE AMENDMENT
ASPEN WOODS (WARD 6)
SOUTH OF ASPEN VISTA ROAD SW AND
EAST OF ASPEN VISTA WAY SW
BYLAW 75D2016**

MAP 15W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. A secondary suite does not currently exist on the site 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 Calgary.

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 75D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 13 Aspen Vista Road SW (Plan 1310253, Block 16, Lot 14) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 75D2016.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site.

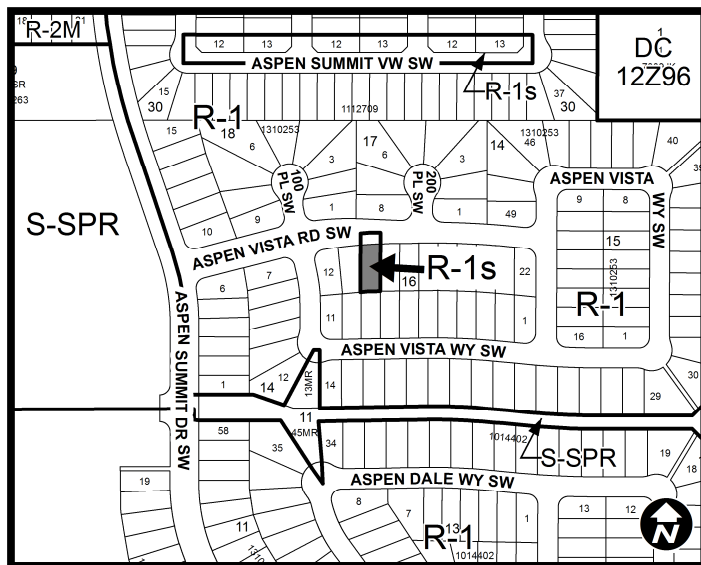
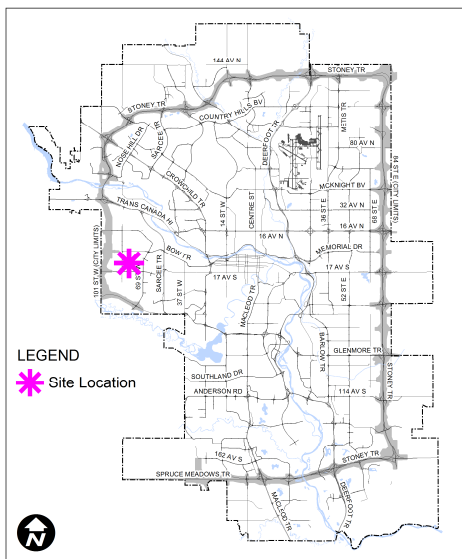
ATTACHMENT

1. Proposed Bylaw 75D2016

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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 (0.12 acres \pm) located at 13 Aspen Vista Road SW (Plan 1310253, Block 16, Lot 14) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: G. Morrow

Carried: 6 – 0

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Applicant:

Jing Ba

Landowner:

Jing Ba
Yun Hong Cheng

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Aspen Woods, the site is approximately 14.7 metres wide by 34.7 metres deep. The parcel is developed with a single detached dwelling with a walk-out basement and has a front attached garage and driveway. Single detached dwellings exist adjacent to the parcel to the south, east and west and across Aspen Vista Road to the north.

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (Secondary Suite) and one additional discretionary use (Backyard Suite).

The subject site meets the minimum R-1s 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 a permitting process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan* as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching policies of the MDP including *Complete Communities* policies (section 2.2.4) and *Housing Diversity and Choice* policies (section 2.3.1).

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East Springbank Area Structure Plan (1997)

The subject site is located within the *Urban Development* area as identified on Map 2 of the East Springbank Area Structure Plan (ASP). Although the ASP makes no specific reference to this site, this application is consistent with the ASP policy that states *all types of residential dwellings should be permitted in Urban Development Areas* (section 2.1.3 (a)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Aspen Vista Road SW. Unrestricted on-street parking is permitted in the area.

The site is located approximately 900 metres from the nearest transit stop (Aspen Summit Drive at 17 Avenue SW) servicing Routes 98 and 456, both of which connect to the 69 Street LRT station.

UTILITIES & SERVICING

Water and sanitary 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/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Strathcona Christie Aspen Community Association does not object to the proposed land use amendment.

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Citizen Comments

Two letters of objection were received from citizens. Reasons stated for objection are summarized as follows:

- Would like the area to remain just single family dwellings;
- Concerns with how a secondary suite will affect property values;
- Concerns with property maintenance; and
- A secondary suite could create parking problems.

Public Meetings

No meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This letter is about my Land Use Redesignation application from R-1 to R-1s of my property 13 Aspen Vista Road SW Calgary; legal description (Lot 4 Block 16 Plan 1310253); the purpose of this application is to build secondary suite in our house's walkout basement for my mother (73 years old) who lives with us, this suite will accommodate her daily life requirements and also allow us to take good care of her.

We will comply with city bylaws; follow rules; building code etc. During the application and building procedure; our house has tandem triple garage (we only had two vehicles at our household) plus enough driveway/street parking space to address any (if there is) parking concern; all in all, we will ensure our building will not impact our neighbour's peace of life.