

**LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTHWEST OF 85 STREET NW AND 33 AVENUE NW
BYLAW 76D2016**

MAP 33W

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. 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 76D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8616 – 33 Avenue NW (Plan 5960AM, Block 18, Lots 13 and 14) 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 76D2016.

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-C1s district is appropriate for the site.

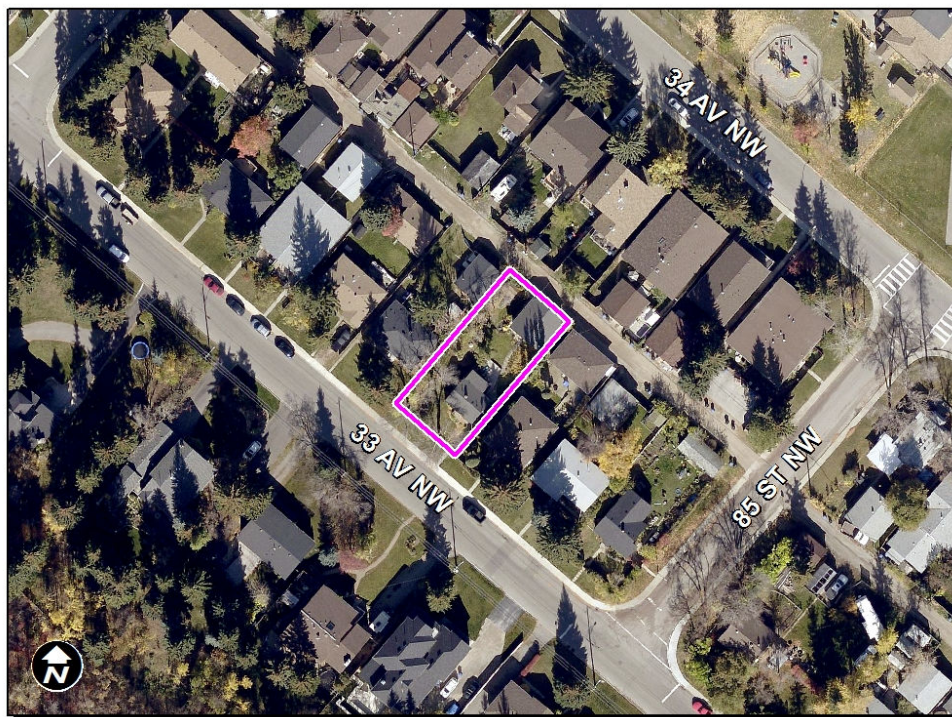
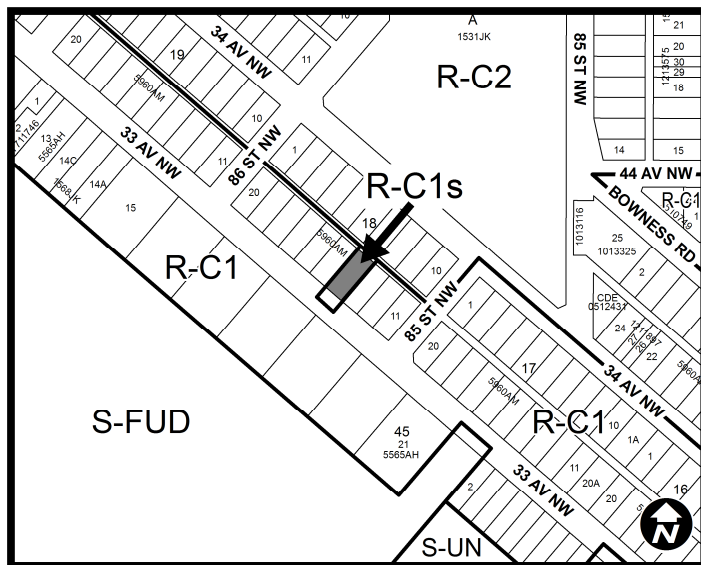
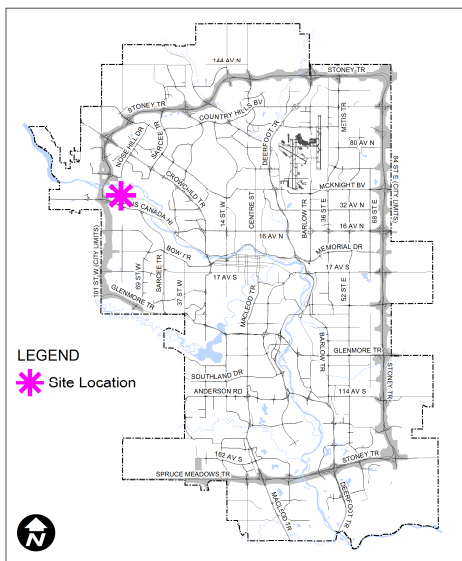
ATTACHMENT

1. Proposed Bylaw 76D2016

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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 (0.14 acres \pm) located at 8616 – 33 Avenue NW (Plan 5960AM, Block 18, Lots 13 and 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Derek Deemter

Landowner:

Derek Deemter

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 16.5 metres wide by 36.4 metres deep. The parcel is developed with a single detached dwelling with a detached garage that is accessed from the rear lane. Single detached dwellings exist adjacent to the parcel to the northwest, southeast and across 33 Avenue NW to the southwest. Semi-detached dwellings designated R-C2 exist across the lane northeast of the subject site.

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 a permitting process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed: Inner City* area 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 *Neighbourhood infill and redevelopment* policies (section 2.2.5), *Housing Diversity and Choice* policies (section 2.3.1), and *Inner City Areas* policies (section 3.5.2).

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Bowness Area Redevelopment Plan (1995)

The subject site is located within the *Residential: Low Density, Conservation and Infill* area as identified on Map 2 of the Bowness Area Redevelopment Plan (ARP). Although the ARP does not specifically mention secondary suites, one of the objectives of the residential land use areas is to *maintain and provide with the community a variety of housing types capable of accommodating different age groups, household types, and income levels*. Furthermore, there is also a policy in the ARP which states that *the current R-1, R-2, and DC (residential) residential land use designations are appropriate* (section 7.2). The proposed land use amendment to accommodate a secondary suite is in keeping with the aforementioned policy and objective of the ARP.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 33 Avenue NW with vehicular access to the existing detached garage provided from the rear lane. Unrestricted on-street parking is permitted in the area.

The site is located approximately 400 metres from the nearest transit stops (Bowness Road at 44 Avenue NW) servicing the northbound and eastbound Route 1, which provides service into the downtown core/LRT, as well as into the south east area of the City along 17 Avenue SE.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Bowness Community Association submitted a letter stating they do not object to the application however, they feel there should be more focus on other housing strategies rather than secondary suites. They also mentioned that an adjacent neighbour opposes the land use amendment application with concerns that a secondary suite will impact the character of 33 Avenue NW. Administration also received a letter from the aforementioned neighbour which has been summarized in the next section.

Citizen Comments

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

- Would like the single family character of 33 Avenue NW to remain intact;
- Concerns with existing issues with illegal suites and that this application will add to those issues; and
- A secondary suite could create parking problems.

Public Meetings

No meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

As the owners of 8616- 33 Ave we would like to apply for a land use redesignation. We feel that our property is ideally suited for a RC1-S designation as it fits the criteria and vision the City of Calgary has outlined. Mayor Nenshi continues to advocate for safe and legal secondary suites to be allowed throughout Calgary as an important part of addressing our city's housing crisis. Such accommodations are the norm across North America – many of us take our first steps as independent adults by moving into such an apartment. They provide affordable, conveniently located housing for those who need it, and income for us as home-owners. Calgary, a booming city of almost 1.2 million, has only a relative handful of legal suites. It also has the second-highest average rental price for an apartment and the lowest vacancy rate of any major city in Canada. Simply put, the population is growing faster than housing can be built to accommodate them. This squeeze falls hardest on young adults and those living on low incomes. People are being frozen out of the market and the chance to live in one of Canada's great cities.

Additional reasons for approval of land use redesignation to RC-1S from RC-1:

- Verbal support from neighbours
- Reviewed by Bowness Community association and planning committee with verbal support
- Lot width accommodates proper parking and living space for suite
- Proposed design maintains existing architectural style in neighbourhood
- Provides multi generational housing options.

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APPENDIX II

LETTER SUBMITTED BY THE BOWNESS COMMUNITY ASSOCIATION

January 21, 2016

The applicant presented at the Bowness Planning & Development Committee meeting in May 2015 with the interest to redevelop his detached garage to accommodate a secondary suite. The Planning & Development Committee did not oppose.

But at the same time, the community association feels that there is a need for city-wide strategies to help alleviate housing issues, rather than focusing on secondary suites.

Adjacent neighbour living at 8612 33 Ave NW oppose the secondary suite application with concerns that secondary suites will impact the nature of 33 Ave.