

**LAND USE AMENDMENT  
CRESTMONT (WARD 1)  
WEST OF CRESTHAVEN RISE SW AND SOUTH OF  
CRESTMONT BOULEVARD SW  
BYLAW 157D2015**

**MAP 31W**

**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. The subject site does not contain a secondary suite at this time and the 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)**

2015 August 13

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 157D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 19 Cresthaven Bay SW (Plan 0510600, Block 11, Lot 18) 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 157D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite) are compatible and complementary to the residential uses with the established character of the community. This proposal conforms with relevant policies in the Municipal Development Plan (MDP) and local area plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007 (LUB).

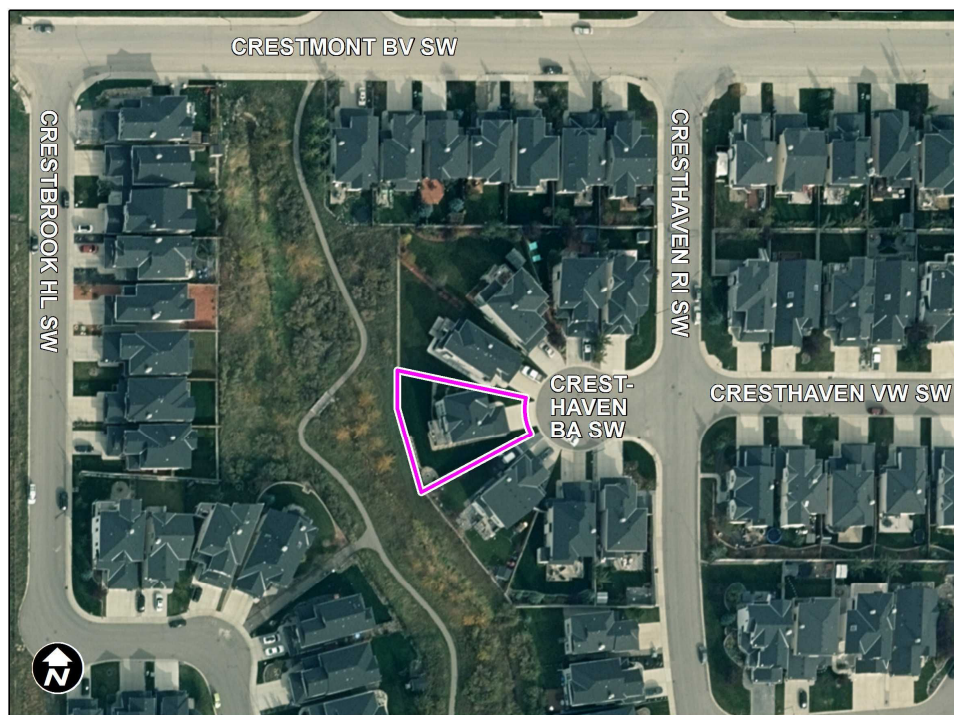
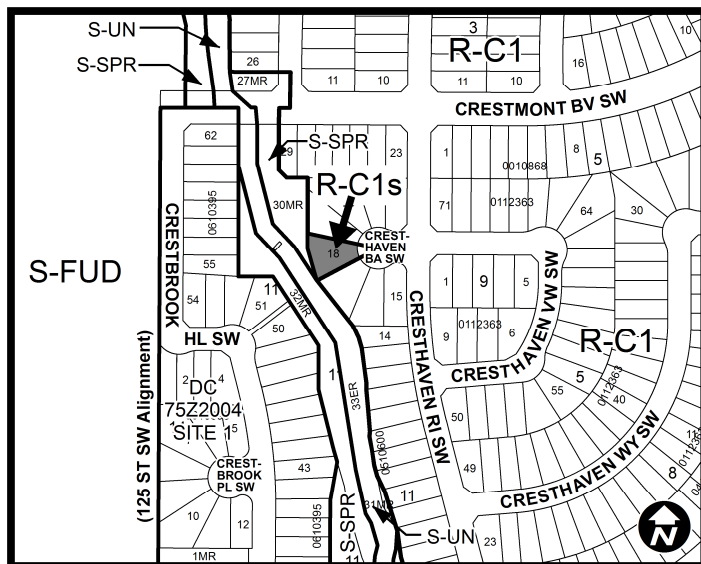
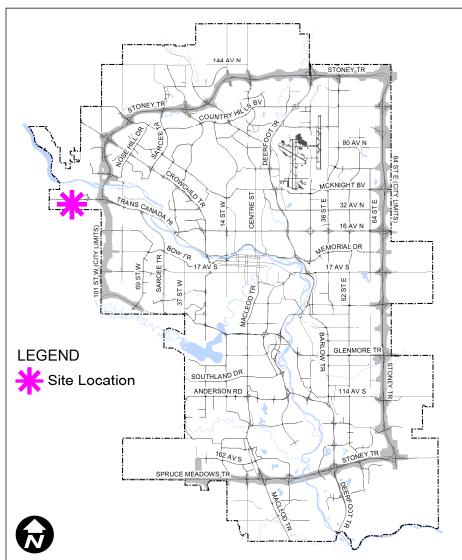
**ATTACHMENT**

1. Proposed Bylaw 157D2015

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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  $\pm$  (0.16 acres  $\pm$ ) located at 19 Cresthaven Bay SW (Plan 0510600, Block 11, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 7 – 1**

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- No lane.
- No street parking (all driveway).
- Cul-de-sac, limits access.

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**Applicant:**

Linda Loubser

**Landowner:**

Linda Loubser  
Martin Loubser

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Crestmont, the site is 630.9 square metres in area and approximately 23 metres wide and 33 metres deep. The parcel is developed with a single detached dwelling with a front driveway, accessed from the street. Single detached dwellings exist to the north, south, east and west of the parcel. The detached dwelling does not contain an existing secondary suite.

**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 (Statutory / Approved by Council – 2009)**

The parcel is located within the Residential Development – Planned Greenfield Communities as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: Developing Residential Communities policies (Section 3.6.1), Neighbourhood Infill & Redevelopment policies (Section 2.2.5) and Housing Diversity & Choice policies (Section 2.3.1).

**Revised Calgary West Area Structure Plan (Statutory/Approved by Council 2014)**

The original Calgary West Area Structure Plan (ASP) was adopted by City Council in 1997. The Revised Calgary West ASP was approved by Council in 2014, which updates the original Calgary West ASP and provides the conceptual framework to guide more detailed planning for

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future development. The ASP identifies this area as Neighbourhood Areas for a broad range of housing choices (Section 2.3). The proposed R-C1s district meets the objectives of this ASP.

## **TRANSPORTATION NETWORKS**

Pedestrian access is available from Cresthaven Rise SW. Vehicular access to the existing on-site parking is from Cresthaven Rise SW (two stalls located on the driveway and an attached two car garage). The area is served by Calgary Transit with a number of bus routes and stops within short walking distance (50 metres) of the parcel on Cresthaven Rise SW, including the number 70 and 408 bus routes.

## **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 a secondary suite proposed and will be determined at the development permit stage.

## **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.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Crestmont Community Association was circulated on 2015 February 16 and no comments received by CPC Report submission date.

### **Citizen Comments**

No comments received by CPC Report submission date.

### **Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Our reason for this application is to be able to apply for a Secondary Suite. The Secondary suite will act as supplemented income for my husband and I as the homeowners. It will be a suite that we can rent to students or space for our family to stay in for extended periods of time. Our basement was developed by NyVista in such a way that it meets the requirements needed for a secondary suite; also our property has enough parking space for four vehicles. Therefore no extra development is needed. Having public transport that goes to Downtown or to SAIT and the University of Calgary are all bonus features for a low-income renter. The convenient transit service is less than 50m from our property, and is serviced by route 70 and route 408. Besides the University of Calgary, route 408 also stops at the Canada Olympic Park and Market Mall. Route 70 is an express service to Downtown. Our intention is to have very quite renters. We will go through a screening process to protect our interests, but also to insure that our neighbours in Crestmont are not hindered in any way.