

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
SOUTHEAST OF 64 AVENUE NE AND CENTRE STREET NE
BYLAW 75D2015

MAP 3N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Thorncliffe 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 and a detached two car garage on the property. The applicant intends to develop a secondary suite within the basement of the existing home.

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 April 09

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 75D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 6223 Blackthorn Crescent NE (Plan 7335JK, Block 11, Lot 54) 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 75D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007. Specifically, the parcel has lane access, can provide the required parking on-site, and is close to public transit.

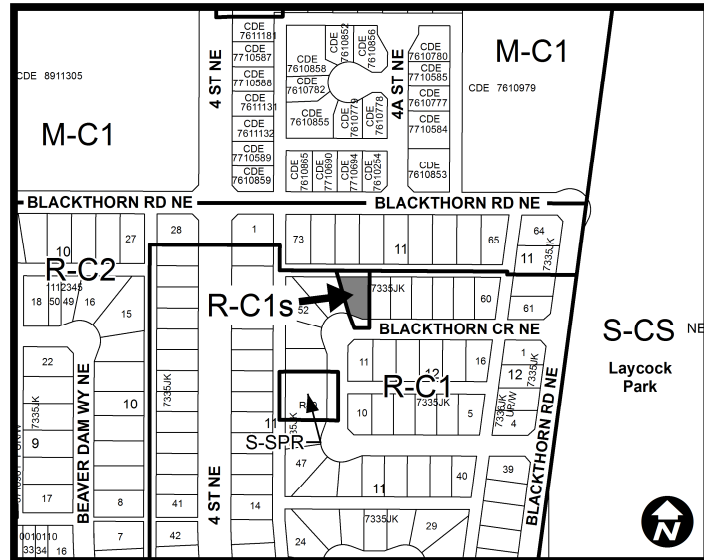
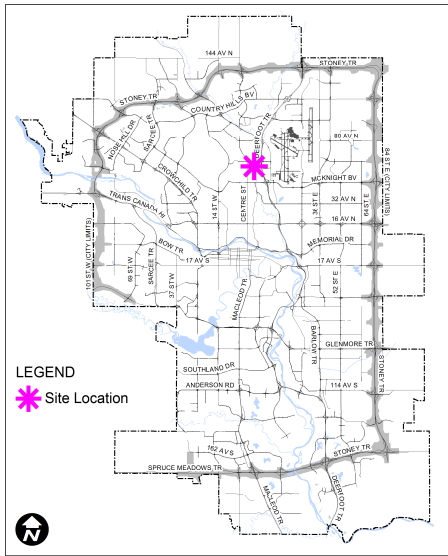
ATTACHMENT

1. Proposed Bylaw 75D2015

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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 6223 Blackthorn Crescent NE (Plan 7335JK, Block 11, Lot 54) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Logan

Carried: 5 – 0

Reasons for Approval from Mr. Honsberger:

- Has a rear lane.
- Good proximity to transit.

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Applicant:

Rod Shelstad

Landowner:

Rod Shelstad

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

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Thorncliffe. The site is developed with a single detached dwelling and a detached two car garage that is accessed from the lane. There are also two surface stalls located along Blackthorn Crescent NE.

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 secondary suite that may take one of the following two forms:

- Secondary Suite as a permitted use; or
- Backyard Suite 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. In addition, the development of a secondary suite on this site can meet intent of Land Use Bylaw 1P2007.

SITE SPECIFIC CONSIDERATIONS

The subject site has an approximate width of 17.0 metres and a depth of 36.6 metres and therefore meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

- A single detached house with a secondary suite;
- A minimum total of two on-site motor vehicle parking stalls with access from the lane (one stall for the single detached dwelling unit and one stall for the secondary suite).

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The parcel is located within the Residential Development – Established Area 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: Developed Residential Areas, Neighbourhood Infill & Redevelopment and Housing Diversity & Choice policies.

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TRANSPORTATION NETWORKS

Pedestrian access is available from Blackthorn Crescent NE. Vehicle access to existing on-site parking is from Blackthorn Crescent NE and the lane (two stalls located along Blackthorn Crescent and two car garage on the lane). The parcel is well served by Calgary Transit with bus stops for several routes located 250 metres to the north on 64 Avenue NE.

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.

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 Thorncliffe Greenview Community Association supports this proposal (see attached letter in APPENDIX II).

Citizen Comments

Six letters of objection were received by Administration. The following concerns were expressed in response to the proposal:

- Growing traffic and parking concerns in the area; and
- Rental properties may have an adverse effect on the community.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I have always believed that we need to provide clean, affordable housing for people that is close to amenities like public transportation, schools and shopping. Rather than pushing development farther from the city core, and creating too much "Urban Sprawl", we should be providing more housing in established neighborhoods. This will bring in more families to support the existing infrastructure of schools, municipal taxes, and better public transportation.

In order to provide attainable, clean and safe housing for Calgarians, we need to change zoning laws, and approve secondary suite development. This will lessen the problem with illegal suites; suites that are not always up to code, or even safe for its residents. There is a rental shortage in Calgary, with around a 1.8% vacancy rate and a population of 1.2 million and growing. Finding a place to live that is affordable and close to the core is very difficult.

I am a single man, living in a large single family home in Thorncliffe. I do not need the full house to myself, but I do not want roommates sharing my space. Building a legal suite in my basement for me to live in, and renting the upstairs of my house to a family is small start to fixing a larger problem. It benefits another family, and it benefits me in supplementing my income.

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APPENDIX II

LETTERS SUBMITTED

David,

First just let me thank-you for taking the extra effort to make sure we had a chance to comment.
We really appreciate it.

Having reviewed LOC2014-0198 TGCA is fully supportive of the land use re-designation from
RC-1 to RC1s

Thanks again
marvin
TGCA