

LAND USE AMENDMENT
ELBOW PARK (WARD 8)
6 STREET SW NORTH OF 32 AVENUE SW
BYLAW 77D2015

MAP 9C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 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 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 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 77D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3231 - 6 Street SW (Plan 3452W, Block B, Lots 4 and 5) 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 77D2015.

REASON(S) FOR RECOMMENDATION:

The secondary suite uses allowed in the R-C1s District are believed to be compatible and complementary residential uses to the established low density character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

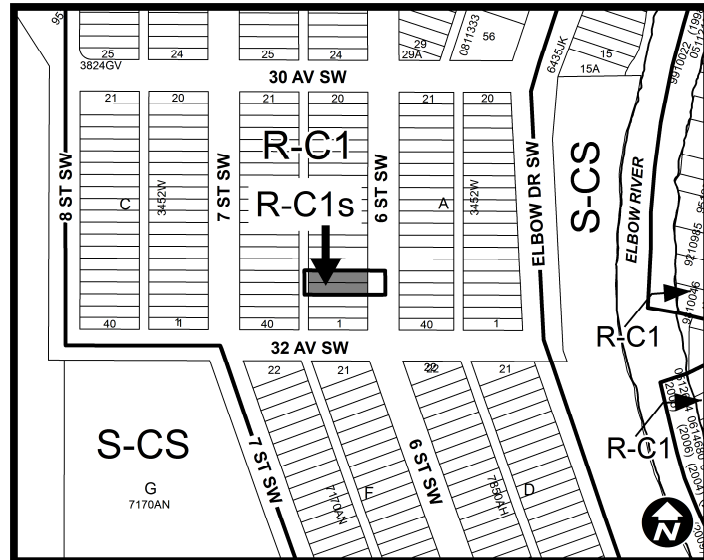
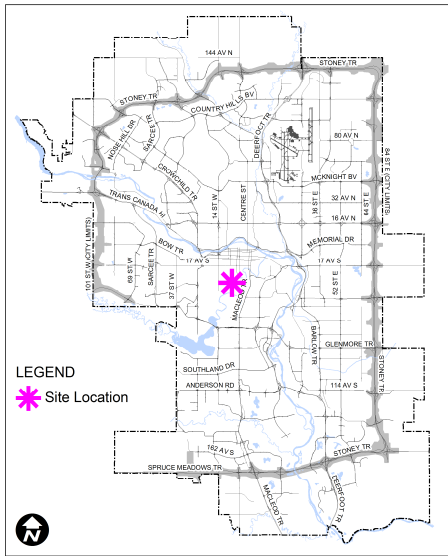
ATTACHMENT

1. Proposed Bylaw 77D2015
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 0.06 hectares \pm (0.14 acres \pm) located at 3231 - 6 Street SW (Plan 3452W, Block B, Lots 4 and 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Logan:

- This site is consistent with the guidelines stipulated for sensitive intensification via the addition of secondary suites. The community amenities support a high quality of life. The concern with increase intensity of traffic and building form are no different than the numerous new large single family homes being constructed in the immediate area.

Reasons for Approval from Mr. Honsberger:

- While the application elicited a large amount of community fear, bonafide planning reasons were given, however, while there is no rear lane this is a large lot (50 feet wide) should be able to accommodate tenant parking on street.

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Applicant:

Bill Dickie

Landowner:

Bill K Dickie
 Joanne M Dickie

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>	Yes	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 Elbow Park, the parcel is developed with a single detached dwelling with a rear detached two vehicle garage accessed off the rear lane.

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 additional secondary suite that may take one of the following three forms:

- Secondary Suite (Basement) as a permitted use; or
- Backyard Suite as a discretionary use.

The subject site meets the minimum R-C1s parcel size requirements. The parcel is large enough to accommodate a Secondary Suite or Backyard Suite and associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Council's potential approval of this land use redesignation application does not constitute approval of a specific secondary suite type, 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 (MDP) (Statutory/Approved by Council – 2009)

The parcel is located within a *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 MDP policy areas include: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies. The MDP encourages modest redevelopment in the Established Area.

There is no local area plan for the community of Elbow Park.

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TRANSPORTATION NETWORKS

Pedestrian access is available from 6 Street SW and vehicular access to the site is available from the rear lane. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements. There are currently no on-street parking restrictions in this area.

The area is served by Calgary Transit, with bus stops located along Elbow Drive SW. The nearest bus stop is located at the 32 Street and Elbow Drive SW intersection, approximately 130 metres from the subject site.

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

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Elbow Park Resident Association submitted a comment letter requesting refusal of the application.

Specific concerns included in the letter include: increased traffic, increased parking, privacy concerns, overlook into adjacent properties from a backyard suite, shadowing of adjacent properties from a backyard suite, adjacent property value impact, increased density, pushing residents out of inner city neighbourhoods resulting in urban sprawl, loss of community character.

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Citizen Comments

Sixteen letters were submitted stating opposition to the application. Comments include traffic and parking concerns, privacy impacts and loss of sunlight for adjacent properties if the suite is built over a detached garage, perceived loss of property value, density increase, overcrowding, pushing existing residents to the suburbs, loss of community character, noise, increased infrastructure maintenance, new strain on aging water and sewer systems, disrupted community peace, increased crime and concern for setting a precedent where additional suites will be applied for in Elbow Park.

Three letters were submitted stating general support for the application.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for application for Garage Suite:

1. The city is encouraging increased density in the city core
2. No relaxation of setbacks is necessary
3. No parking issues
4. Very close to transportation
5. If approved our immediate reason would be for;
 - a. In-law suite
 - b. Other extended family
 - c. Nanny suite