

**LAND USE AMENDMENT
STRATHCONA PARK (WARD 6)
EAST OF STRATHCONA DRIVE SW AND STRATHEARN
CRESCENT SW
BYLAW 82D2015**

MAP 14W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Strathcona Park 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 no complaint is currently active on this property.

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 23
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 82D2015; and	
1. ADOPT the proposed redesignation of 0.03 hectares ± (0.06 acres ±) located at 36 Strathearn Crescent SW (Plan 8110241, Block 8, Lot 12) 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 82D2015.	

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary with the established character of the community. In addition, this 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 Land Use Bylaw 1P2007. The parcel can be accessed from both the street and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

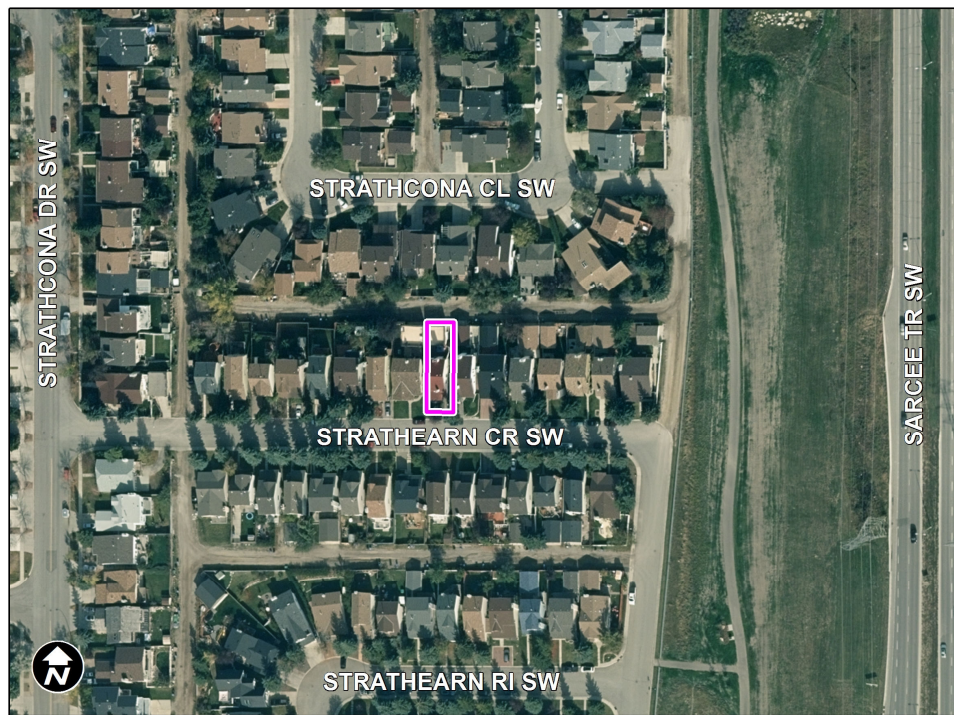
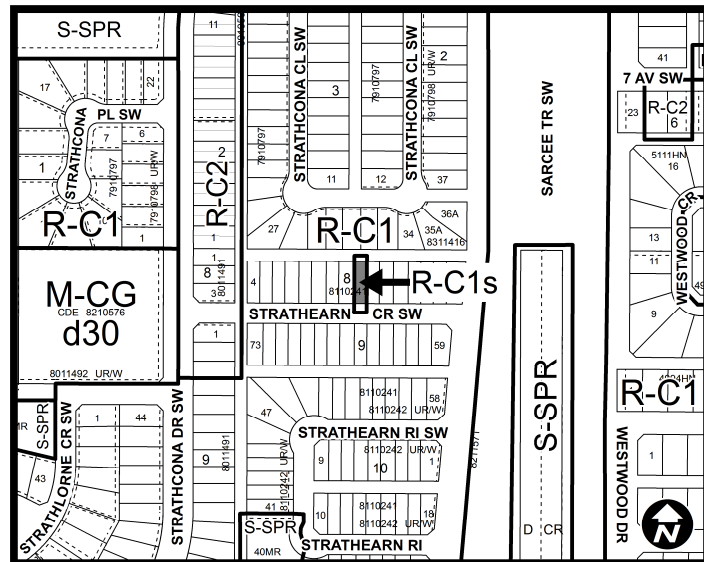
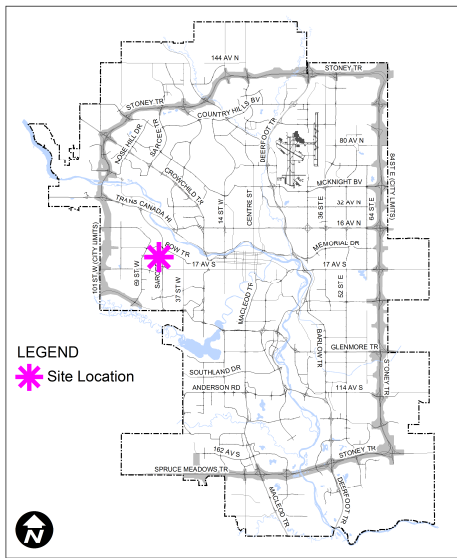
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ATTACHMENT

- 1. Proposed Bylaw 82D2015
- 2. Public Submission

LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.06 acres \pm) located at 36 Strathearn Crescent SW (Plan 8110241, Block 8, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 8 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Way too narrow to accommodate additional parking.
- 8 letters of objection.

Comments from Ms. Gondek:

- Given the number of times we see opposition to applications based on increased crime rates due to rental properties or units and the view that renters are somehow a less desirable segment of the population, I conducted a quick literature review to see what has been observed in scientific studies.
 - 1) A 2007 journal article by Rephann found that only a small percentage of properties account for all police department incident reports for rental dwelling units, based on research in Cumberland (pop. 21,518) in West Maryland. The “economics of property ownership and management of places” are more significant than the existence of rental properties.
 - 2) A 2002 journal article by Rohe, VanZandt and McCarthy presents the findings that homeownership is an aspiration of renters. Sixty-seven percent of renters in the research project indicated they rent because they can’t afford to own. Fifty-seven percent say that moving to homeownership is a priority. Only 26 percent indicated that renting is a choice. Based on this research, most renters seem to be similar to owners in their preferred or desired housing choice.
- Granted that these are only 2 pieces of literature to refute anecdotal remarks, it may be viewed as weak support for one side of the debate. In my opinion, as a researcher, a thorough literature review and analysis of existing secondary data sets can provide the type of empirical evidence required to make informed decisions on R-C1s applications.

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Applicant:

Lia Christina Salazar

Landowner:

Lia Christina Salazar

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	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
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	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid-block on Strathearn Crescent SW in a low density residential R-C1 setting in the community of Strathcona Park. The site is developed with a single detached dwelling with vehicle access from the lane to a two-car detached garage. The applicant's intent is to legalize a formerly developed basement suite (currently removed) and bring up to code a secondary suite in the basement of the existing single detached building.

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 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 the intent of Land Use Bylaw 1P2007.

Site Specific Considerations

The subject site has an approximate width of 9.2 metres and an area of approximately 280.4 square metres and therefore, does not meet the minimum R-C1s parcel width and area (see APPENDIX II - Table 1 and 2). As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be required at the development permit stage.

Nonetheless, the parcel depth meets the minimum parcel depth requirement and has the capacity to accommodate:

- a single detached dwelling with a secondary suite (basement); and,
- the two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite)

In addition, it should be noted that a number of low density residential districts in Land Use Bylaw 1P2007 allow for secondary suites on parcels with a minimum parcel width of 9 metres and area of 233 square metres. (see APPENDIX II - Table 1 and 2)

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LEGISLATION & POLICY

The parcel is identified as Developed *Established* Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. Furthermore, the MDP encourages modest redevelopment in the Established Area.

TRANSPORTATION NETWORKS

Pedestrian access is available from Strathearn Crescent SW. Vehicle access to the existing on-site parking is from the lane to a two-car garage. The site is located approximately 110 metres from the transit stop, served by the #94 bus route and offers services to the Sirocco LRT and 69 Street LRT stations. There is an existing pathway along Strathearn Crescent SW close to the subject parcel with a walking distance of approximately 1100 metres to the Sirocco LRT station. There are no parking restrictions in the area

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 Community Association was circulated as per the normal circulation process. See APPENDIX III for community comments.

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Citizen Comments

Eight letters of objection and one letter of support were received by Administration. The following concerns were expressed in response to the proposal:

1. Changes the character of an established single-family residential neighbourhood.
2. Exacerbate the existing limited on-street & laneway parking;
ie. Mid block, steep grades, sporadic driveways and narrow lots.
3. Increase traffic less safe for children.
4. Will depreciate value for the adjacent parcels.
5. Previous non-permitted development and building by new owners
6. Transient nature of renters vs. owner occupant.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My residence is currently zoned R-C1. My basement has all the potential to be a secondary suite. As I understand from the City of Calgary, the first step towards it will be changing the zoning status of my residence to allow for the basement to be used as a secondary suite. I am therefore applying for assistance to change my R-C1 actual zoning status, to a R-C1s. At this time, I am submitting all documents required to start the process with the City of Calgary to get the permission.

I am a single mom, with two boys, working 2-3 jobs at any given time. Any help I could benefit from renting the basement will be very welcome in my family's actual economical situation. I really need to have the additional income and also to allow someone to rent at a reasonable rate, as vacancy is so low in the City of Calgary. The community where I reside has good access to bus routes and C-Train, Parks and Recreation Centre, quick access to grocery stores and gas stations in close by located malls, 5 min bus access to the West-High School and walking distance to two elementary schools all from CBE, and close to 15 to 20 min. way to downtown. I know that all this will be beneficial for any tenant.

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APPENDIX II

TABLE 1 – PARCEL WIDTH REQUIREMENTS

Land Use District	Secondary Suite (Basement)	Backyard Suite (Garage/Garden)	Minimum Base Parcel Width
R-C1s	15 m	15 m	12 m
R-1s	11 m	11 m	10 m
R-C1N	9 m	13 m	7.5 m
R-1N	9 m	13 m	7.5 m
R-C2	9 m	13 m	7.5 m
R-2	9 m	13 m	7.5 m

TABLE 2 – PARCEL AREA REQUIREMENTS

Land Use District	Secondary Suite (Basement)	Backyard Suite (Garage/Garden)	Minimum Base Parcel Area
R-C1s	400 m ²	400 m ²	330 m ²
R-1s	330 m ²	330 m ²	330 m ²
R-C1N	233 m ²	400 m ²	233 m ²
R-1N	233 m ²	400 m ²	233 m ²
R-C2	233 m ²	400 m ²	233 m ²
R-2	330 m ²	400 m ²	330 m ²

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APPENDIX III

COMMUNITY LETTER SUBMITTED

From: Maureen Smith [mailto:maureensmith@shaw.ca]
Sent: Thursday, April 02, 2015 4:17 PM
To: Ang, Benedict
Subject: RE: LOC2015-0005 comments

Thank you Ben:

The consensus of the Strathcona Christie Aspen Community Association (SCA) is that we do not wish to intervene in the rights of property owners with respect to their properties and homes. As long as our neighbours are complying with their legal rights and following the established procedures, we are of the view that secondary suite applications are best managed by the City and the processes they have in place.

We trust that the City, in reviewing the application, will ensure that all requirements for secondary suites are satisfied in such applications, and that full consideration is made pertaining to any impact on the surrounding neighbours.

Sincerely,

Maureen Smith, SCA President