

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015

MAP 32C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Charleswood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. This application results from a complaint and there is an existing illegal secondary suite on the 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 February 26

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 47D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 224 Capri Avenue NW (Plan 435JK, Block 3, Lot 3) 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 47D2015.

REASONS 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 has the potential to accommodate the required parking, as it has lane access with a rear garage and space for expansion of the garage or construction of a parking pad. Furthermore, public transportation is within close proximity to the subject site.

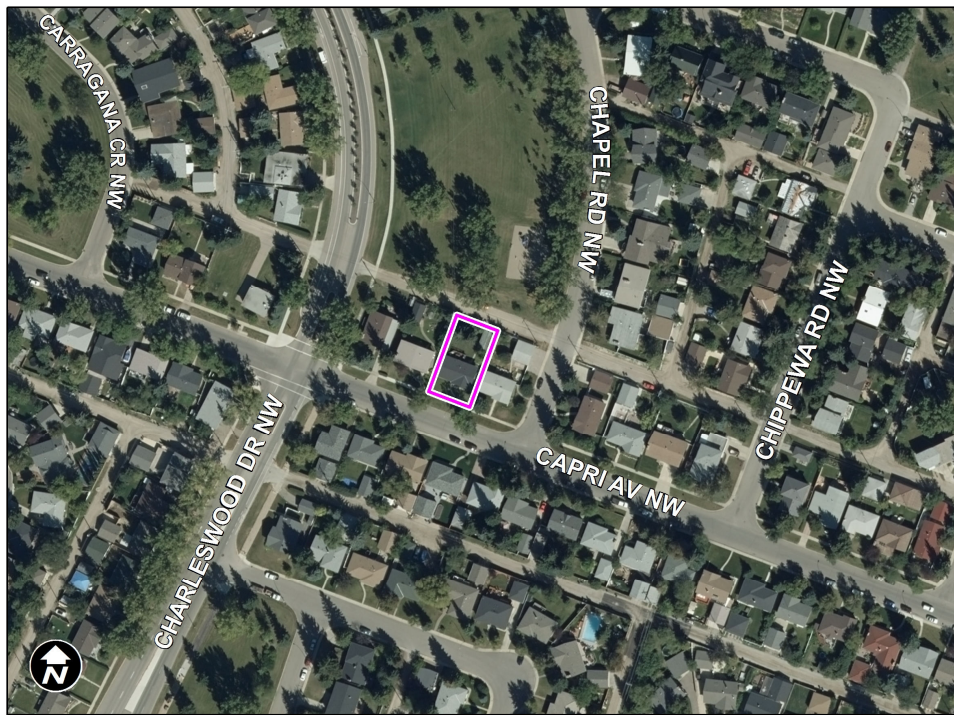
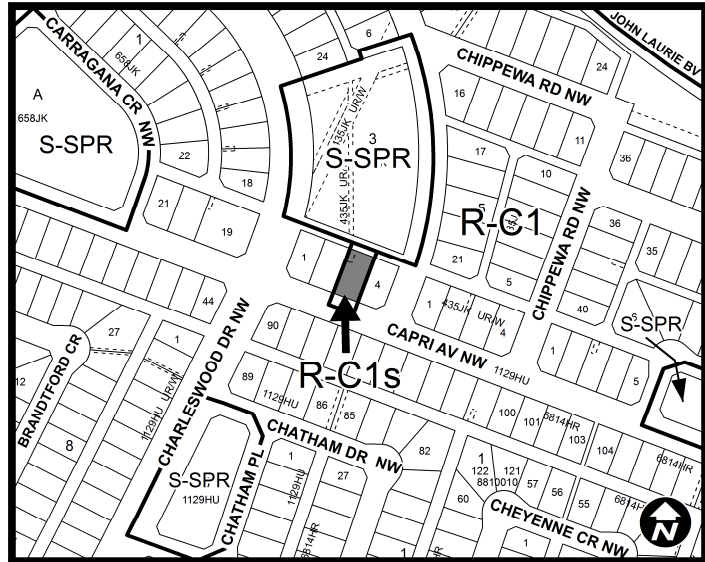
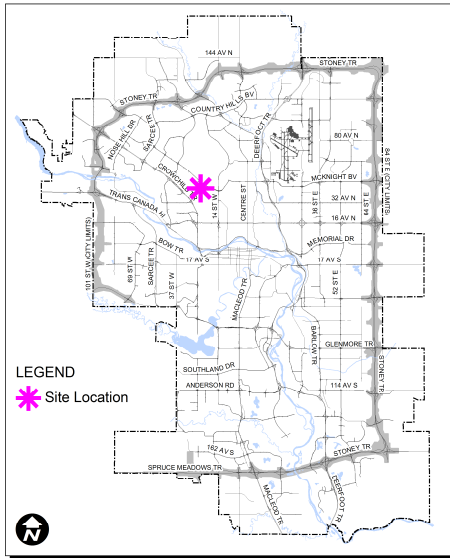
ATTACHMENT

1. Bylaw 47D2015
2. **Public Submission(s)**

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015

MAP 32C

LOCATION MAPS



LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015

MAP 32C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 224 Capri Avenue NW (Plan 435JK, Block 3, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Logan

Absent: G.-C. Carra and S. Keating

Carried: 5 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Traffic and parking concerns.

LAND USE AMENDMENT
 CHARLESWOOD (WARD 7)
 SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
 19 STREET NW
 BYLAW 47D2015

MAP 32C

Applicant:

Zbigniew Trawinski

Landowner:

Zbigniew Trawinski
 Renata Trawinski

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>	No	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	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	6

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015**

MAP 32C

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Capri Avenue NW in a low density residential R-C1 setting in the community of Charleswood. To the west of the site is Charleswood Drive NW and directly north of the site is Chapel Park. The site itself is developed with a single detached dwelling with a one car garage accessed from the lane. The applicant's intent is to legalize 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 18.3 metres and depth of 33 metres and therefore meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

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

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.

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015**

MAP 32C

TRANSPORTATION NETWORKS

Pedestrian access is available from Capri Avenue NW, with vehicle access to on-site parking from the lane. The parcel is well served by Calgary Transit with bus stops for several routes located 100 metres to the 145 bus route on Charleswood Drive NW and approximately 400 metres to the 20, 72, 145 and 405 bus routes on Northmount Drive NW.

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 Brentwood Community Association is in support of this proposal subject to certain conditions included in their letter, which can be found in APPENDIX II.

Citizen Comments

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

- Potential decrease in property values;
- Community safety;
- Potential for increased traffic and decreased availability of on-street parking in the area;

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015**

MAP 32C

- Tenants of secondary suites may lack care and consideration for the homes and neighbourhood; and
- Lack of space to properly accommodate a secondary suite.

Public Meetings

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015**

MAP 32C

APPENDIX I

APPLICANT'S SUBMISSION

Legal secondary suites offer a safe, affordable, and relatively quick solution to Calgary's rental housing crisis that requires no government subsidies. Renters can find housing that is affordable, decent, safe and that conform to the Alberta Building Code.

Affordable housing affects us all but particularly students. They have limited financial means and are focused on their studies, and thus are more likely to put up with unsafe housing.

The property at 224 Capri Ave NW in Calgary has been purchased years ago with the secondary suite with the kitchen already in place. We are applying for the Land Use Redesignation from R-C1 to R-C1s for the purpose of developing of a legal Secondary Suite in the basement of the existing house.

The proximity to University of Calgary (10 min walking distance), SAIT, Foothills Hospital, Alberta Children Hospital as well as bus and C-train City transit – puts this property in very high demand for students and working professionals who commute to these institutions or DT Core.

The size of the lot (18.3 meters wide by 33.5 meters deep) with back alley access as well as its location – backing on to the city green park – makes this property ideal for the development of the secondary suite, where an additional parking space could be added in the back (on the side of the single detached garage) if needed.

Existence of a Secondary Suite would utilize this property much better than just single family house, by providing an affordable accommodation to single people, students or young couples who are starting out in life and cannot afford to rent or purchase a full single family house.

Allowing these suites will open Calgary's tight rental market and also allow for safer and more affordable housing options, as current situation is being felt acutely by post-secondary students and is impacting the city's economic health.

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 47D2015**

MAP 32C

APPENDIX II

TRIWOOD COMMUNITY ASSOCIATION LETTER

Re Proposed Land use amendment from RC-1 to RC-1s at 224 Capri Avenue NW

File # LOC2014-0184

The Triwood Planning Committee (TPC) would firstly wish to commend the applicant for their submission which puts the proposal through a complete review and a final decision by City Council.

As a committee we in principal favor secondary suites that provide safe, affordable and desirable housing within our community.

However the residents of RC-1 communities such as Triwood are not the go-to solutions for all of Calgary's rental housing problems. The current residents of Triwood have chosen to live in their community precisely because it is an older RC-1 community. This is single family housing in a mature suburban context. The primary form of tenancy is owner occupied. Owner occupied single family homes provide an important component in Calgary's housing universe.

Homes with secondary suites are at risk to become de facto up/down duplexes when the owner resides elsewhere. These houses can become a revenue commodity with negative impacts for the adjacent owners and nearby neighbors. Those negatives are often unkempt properties, high turnover of tenants and pressure on street parking as well as the reduced visual appeal of our streetscapes.

As a result of the aforementioned issues the TPC's support for this land use amendment application is conditional to the following :

1. The owner resides on the property. The mechanism for ensuring this condition would be by way of restrictive covenant describing the owner's residency within the home.
2. Proper designated off-street parking is provided for three vehicles.