

LAND USE AMENDMENT  
WALDEN (WARD 14)  
WALDEN RISE AND WALDEN PARK SE  
BYLAW 51D2015

MAP 14SS

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential –One Dwelling (R-1) District to Residential - One Dwelling (R-1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint and the site does not contain a secondary suite at this time.

**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 Calgary.

**ADMINISTRATION RECOMMENDATION(S)**

2015 March 12

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 51D2015; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 17 Walden Park SE (Plan 1312932, Block 11, Lot 4) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 51D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site.

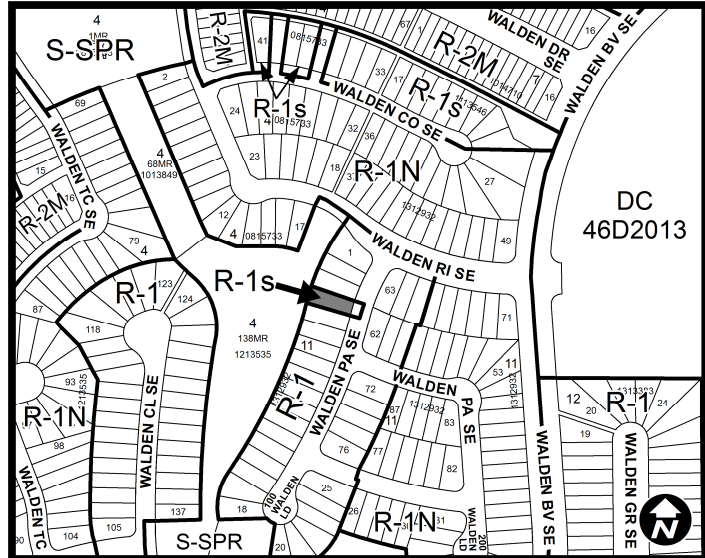
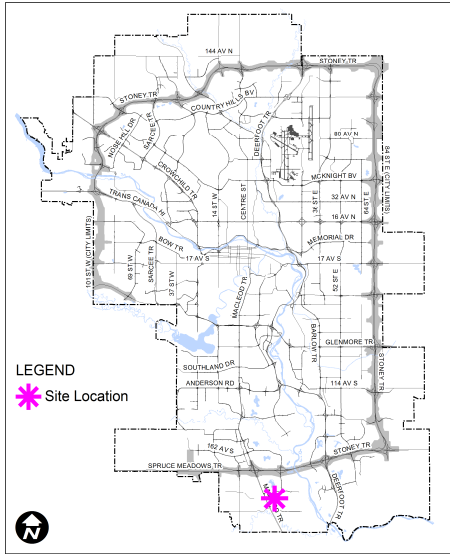
**ATTACHMENT**

1. Proposed Bylaw 51D2015

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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 17 Walden Park SE (Plan 1312932, Block 11, Lot 4) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: W. Smithers**

**Carried: 7 – 1**

Opposed: S. Keating

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**Applicant:**

Ikram Elahi

**Landowner:**

Ikram Elahi  
 Nuzhat Elahi

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<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-1 setting in the community of Walden, the site is approximately 12 metres wide by 35 metres deep. The parcel is developed with a single detached dwelling. Single detached dwellings exist to the north and south of the parcel as well as across Walden Park SE to the east. The single detached dwelling has an attached front garage and backs onto a park space.

**LAND USE DISTRICTS**

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use.

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and 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 (MDP) (2009):

The subject site is located within a *Residential, Developing-Planned Greenfield* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping of overarching MDP policies including: *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

East Macleod Trail Area Structure Plan (2007):

The subject site is located within the East Macleod Trail Area Structure Plan. Although the ASP makes no specific reference to the subject site, the ASP references *Housing Diversity* as one of the community goals. Additionally, secondary suites are mentioned as an alternative housing form in the *Community Development* section (Section 8.0).

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## TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Walden Park SW. The area is served by Calgary Transit with a bus stop located approximately 350 metres walking distance from the subject site. On-street parking is available.

## 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. The proposal is in alignment with MDP references associated with growth management matters.

## PUBLIC ENGAGEMENT

### Community Association:

There is no existing community association in Walden.

### Citizen Comments:

Administration received one letter in opposition to the proposal. The reasons for the opposition are summarized as follows:

- negative impact to on-street parking; and
- negative impact to estate lot lifestyle due to renters

### Public Meetings:

No meetings were held by the Applicant or Administration

**APPENDIX I**

**APPLICANT'S SUBMISSION**

Ikram Elahi and Mrs Nuzhat Elahi are the owners of the property located at 17 Walden Park SE in the community of Walden. This property is our primary residence, and we are seeking to change the land use designation of our property in order to accommodate a secondary suite within our residence. The primary purpose is so that Nuzhat Elahi's widowed mother can live with us.

We are proposing to build a small dwelling unit that will discreetly fit within our neighbourhood. Our property parcel is large enough and should not pose any issues. As property owners in a large urban centre, we believe our home should meet and accommodate our family requirements. The proposed secondary suite will be located in our finished basement, and once complete will provide an affordable means to our mother. Our residence is located close to several amenities that are accessible by walking and bus service, which is essential to an aging population. Shopping, banking and recreational facilities are all 7-10 minutes away that can be accessed either by walking or by transit.

We respectfully request the approval of this land use re-designation from R-1 to R-1s so that we may begin the process. We are fully committed to following all City of Calgary land use and the Alberta Building Codes rules and regulations in order to build a safe secondary suite.