

**LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015**

**MAP 31S**

**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 subject site does not contain a secondary suite at this time and 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 February 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 37D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2803 Lionel Crescent SW (Plan 377JK, Block 8, Lot 22) 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 37D2015.

**REASON(S) FOR RECOMMENDATION:**

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

**ATTACHMENT**

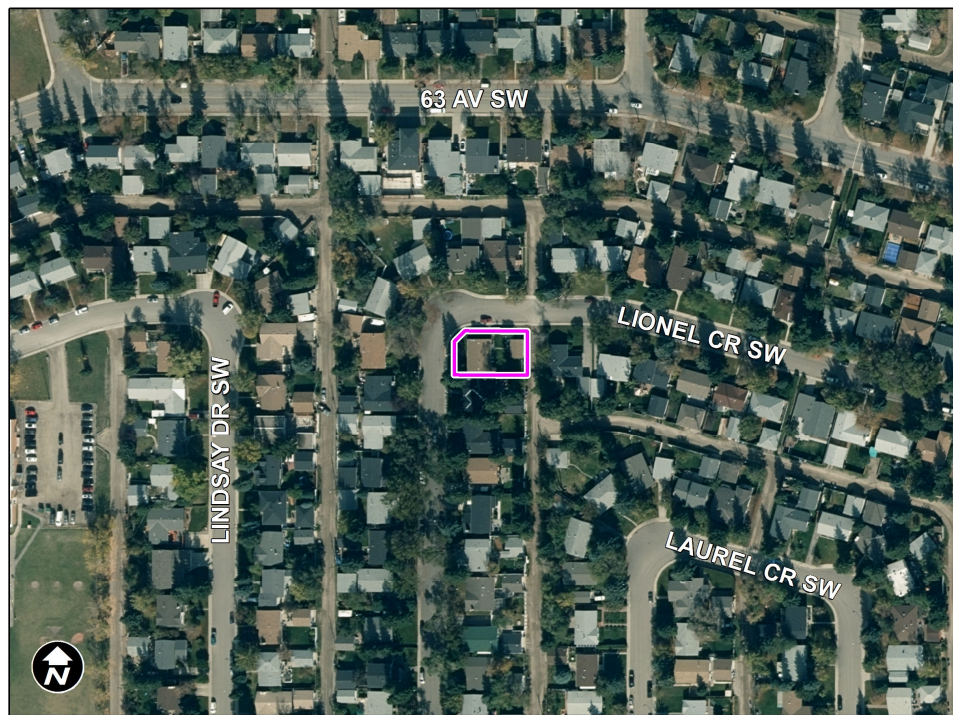
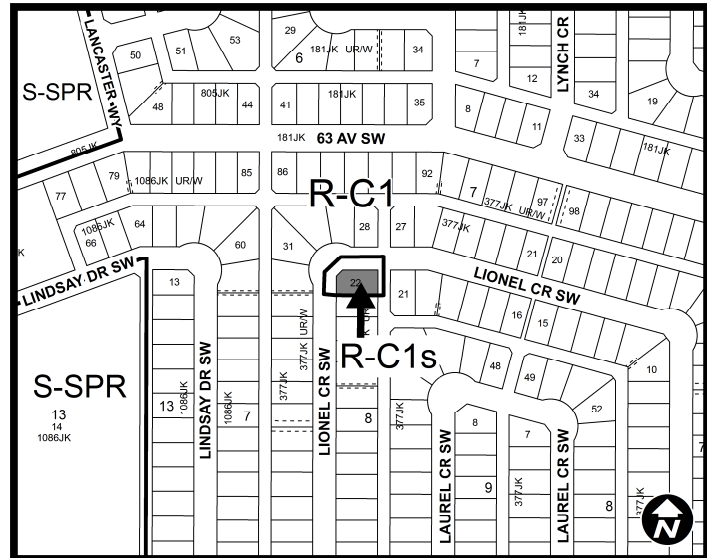
1. Proposed Bylaw 37D2015
2. Public Submissions

**MAP 31S**

**LEGEND**

★ Site Location

The map shows the city limits of St. Louis, Missouri, with major roads and water bodies. The proposed site is marked with a pink star at the intersection of 11th St and 11th Ave, south of the Mississippi River. The map includes labels for various streets such as 144th Ave, Stony Tr, Country Hills Bv, Deerfoot Tr, 80th Ave, Moonlight Bv, 32nd Ave, 16th Ave, Memorial Dr, 7th Ave, 26th Ave, Glenmore Tr, 11th Ave S, 162nd Ave, Spruce Meadows Tr, and 11th Ave S. Water bodies shown include the Mississippi River and the Missouri River. The map also includes a legend indicating the site location with a pink star.



LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015

MAP 31S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2803 Lionel Crescent SW (Plan 377JK, Block 8, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 9 – 0**

Reasons for Approval by Mr. Logan:

I support the land use in part due to:

- Community density is modest and this will have no impact
- Site meets size requirements
- Two transit routes are available nearby
- Local commercial, schools and recreation amenities are all within walking distance

LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015

MAP 31S

**Applicant:**

Jane Cai

**Landowner:**

Min Min Jane Cai  
Xiao Wu Zhan

Planning Evaluation Content	*Issue	Page
<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>	No	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>	Yes	6

\*Issue - Yes, No or Resolved

LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015

MAP 31S

## PLANNING EVALUATION

### SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Lakeview, the parcel is a irregularly shaped corner lot approximately 18.1 metres by 30.2 metres in size and is developed with a single detached dwelling with a rear detached single garage accessed off Lionel Crescent SW.

### 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 (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 and its associated Land Use Bylaw 1P2007 requirements including minimum motor vehicle parking stalls. 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 including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

There is no local area plan for the community of Lakeview.

**LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015**

**MAP 31S**

---

## **TRANSPORTATION NETWORKS**

Pedestrian access and vehicular access is provided from Lionel Crescent SW to a single detached garage. There is a lane that is located to the rear of the parcel. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements. There are currently no parking restrictions in this area.

The area is served by Calgary Transit, with a stop for routes 18 and 47 located approximately 260 metres away on 63 Avenue SW and a stop for route 63 located approximately 260 metres away on 66 Avenue SW.

## **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 Lakeview Community Association submitted comments that were not in support of the application (APPENDIX II). Concerns outlined in the letter include on-street parking, traffic safety, the size of the property, uncertainty on the type of secondary suite to be pursued, and changes to community character.

**LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015**

**MAP 31S**

---

**Citizen Comments**

Twelve letters were received from adjacent land owners. Two responses did not object to the application. The remaining ten responses were letters of objection that included the following concerns:

- On-street parking concerns, such as safety, on-street parking availability and increased traffic.
- Impacts on surrounding property values.
- Impacts on community safety and security.
- Increased rental properties in the community.
- Increased population density.
- Impacts on the existing community character.

**Public Meetings**

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015**

**MAP 31S**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

On a personal level, there is an urgency for it: We are a family of 3: my husband Andrew, our daughter Selina and I. Selina will be 5 next year and we have been enjoyed in living in this wonderful community of Lakeview ever since she was born. My parents who are in their seventies and resides overseas have been visiting and spending time with Selina twice (12 months in total) ever since she was born. Now that both Selina and her grandparents are all so longing to spend more time with each other and her childhood is flying by, it is time for us to consider have a living arrangement that suits all our need. A secondary suite in the basement or backyard will be a perfect solution; 3 generations can live very close by to each other and yet everyone can have some privacy.

As a resident of a mature community with great personal space for each owner, I hope I can see this change happen as well. With the rapid and continuing growth of our city and the housing price increase in the last 10 years, and majority of the resident of such community are seniors who are well over their seventies with little income and little help with landscape up keeping and snow removal, I do believe this is one of the great option for the community's future development. Lakeview is minutes away from downtown, and Mount Royal University and several Charter schools by bus or on foot. There are several buses routes to all the sections of the city such as #73, #72, #20, #18, 347, and #63.

As for our case, personally, I do not see any issue with our plan as we are at corner lot, which has abundant street parking. If we plan to build a backyard suite in our own backyard, we love our trees and are well intended to keep all of them and abide all the city's bylaws.



LAND USE AMENDMENT  
LAKEVIEW (WARD 11)  
LIONEL CRESCENT SW NORTH OF 66 AVENUE SW  
BYLAW 37D2015

MAP 31S

APPENDIX II

COMMUNITY ASSOCIATION LETTER

Dear Wendy – thank you for allowing us the extended time to provide our remarks relative to the above captioned matter. As indicated to you, we were hoping to get more time in order that we could canvass the Community as a whole in terms of their position on Secondary Suites. We did bring it up at our last Community Association Board meeting, and did get some guidance on this particular application, but there simply was not enough time to gauge the overall reaction and preferences from the Community at large.

Given we do not have a community wide position established at this time, we must therefore look at the reaction of the immediate neighbours to this application. On that basis, there is clear opposition to this application, for a variety of valid reasons. Some of the more specific include:

- This area of Lakeview does not have large lots, or even lots as large as most duplex oriented properties, being 50' x 120' in average size. Most lots in Lakeview are only 110' deep, and those on the inside of many courts and crescents are only 100' deep. It is our opinion that adding a suite in anything but a basement condition within the existing footprint of a home, would take away much needed green space for these smaller lots – especially if they already have a double garage.
- On street parking is a major concern in Lakeview – especially on Lionel Crescent due to its proximity to both the Lakeview Plaza and the Apartment Complex on 66 Avenue S.W.
- Being a corner property with such limited depth, where there are cars which often park perpendicular to the outside corner lots, leaves limited room for two way traffic.
- The application is not definitive in terms of whether this will be a separate building or within the confines of the existing building. This element is very important in this case.
- This represents the first application for a land use amendment to accommodate a secondary suite in Lakeview. That being the case, the specific physical characteristics of this property and its location are considered marginal at best, to accommodate such a land use change.
- While the suggested family union of multiple generations may be a compelling social case for land use amendment, such amendment is unfortunately not tied to occupancy or ownership. That said, the same property could become a revenue property for an investor at any given time. This type of use could undermine the owner occupied majority of ownerships within the Lakeview district, and the cohesiveness of the community, with absentee landlords, could be altered.
- On the basis of the preceding, the Lakeview Development Committee is **opposed** to this Land Use Amendment as currently filed.

We appreciate the opportunity of providing our input in this case. In the event you have any question, please feel free to call me at 403-217-9461.

Best regards,

George J. Reti  
Chairman,  
Lakeview Development Committee

W. Koo