

LAND USE AMENDMENT
CHRISTIE PARK (WARD 6)
CHRISTIE PARK HILL SW, WEST OF COSTELLO BLVD SW
BYLAW 38D2015

MAP 11W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s) to allow for a Secondary Suite. The subject site contains a secondary suite (basement), with the stove currently removed. This application was submitted as a result of a bylaw 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 38D2015; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 148 Christie Park Hill SW (Plan 9010270, Block 1, Lot 37) 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 38D2015.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local design brief. The subject parcel meets the lot depth and lot area requirements, and is able to accommodate the parking requirements set out in the Land Use Bylaw.

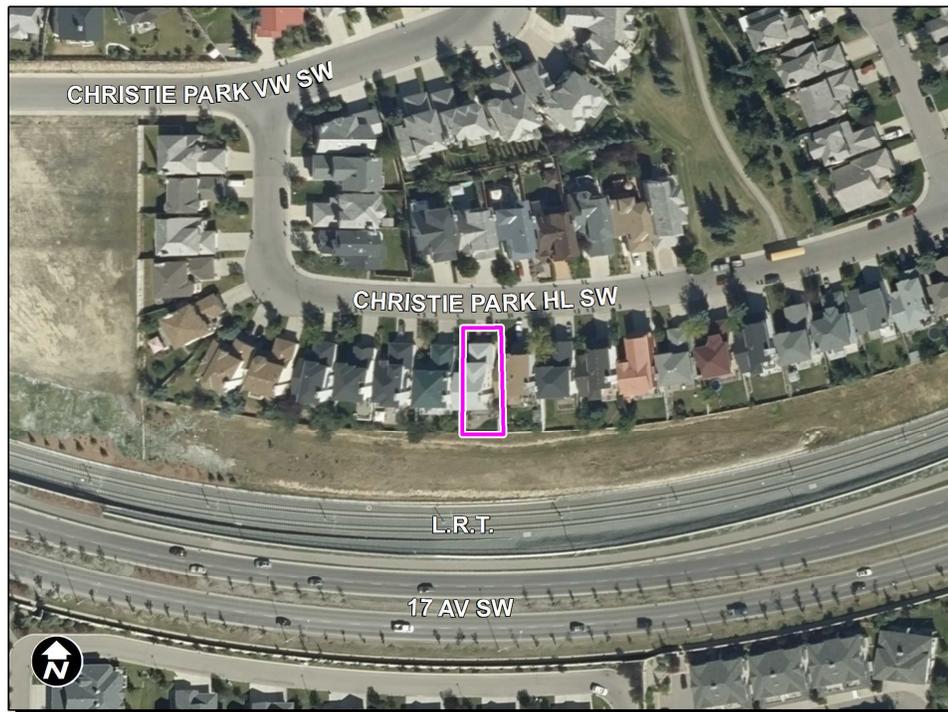
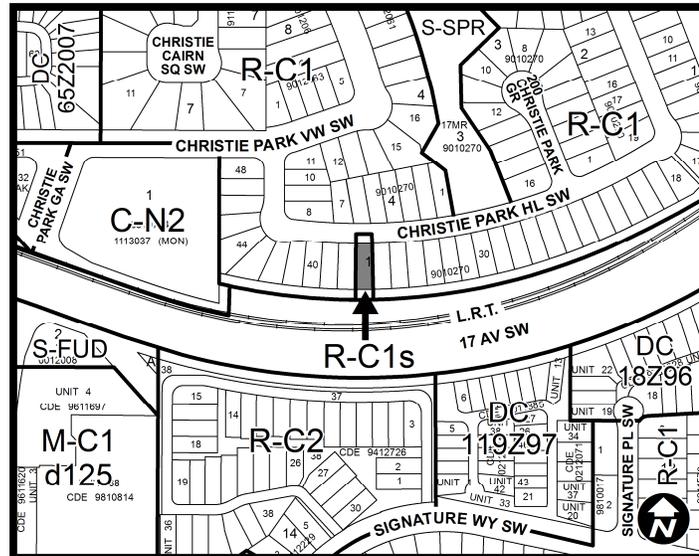
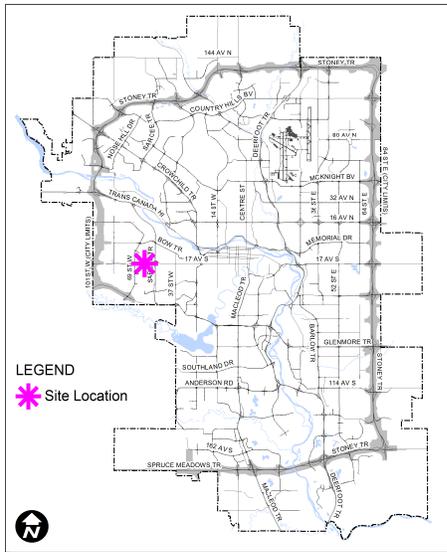
ATTACHMENT

1. Proposed Bylaw 38D2015
2. Public Submission

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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 0.04 hectares \pm (0.10 acres \pm) located at 148 Christie Park Hill SW (Plan 9010270, Block 1, Lot 37) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: R. Honsberger and
S. Keating

Reason for Opposition from Mr. Honsberger:

- lot is too narrow, there is not enough street frontage to park additional vehicles.

Reason for Opposition from Mr. Keating:

- no back lane with only driveway parking, not allowing enough parking for two households. Unless tenant is required to not own a car.

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Applicant:

David W van Halderen

Landowner:

Marwan Elgwarsha

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	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>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

Situated in a low density residential R-C1 setting in the community of Christie Park, the parcel is approximately 12.0 metres by 33.5 metres in size and is developed with a single detached dwelling and an attached front drive double garage located off Christie Park Hill SW. The parcel backs onto 17 Avenue SW and is located within approximately a 400 metre walking distance from the Sirocco LRT station.

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.

Site Specific Considerations

The subject site has an approximate width of 12.0 metres and therefore, does not meet the minimum R-C1s parcel width requirement of 15.0 metres. As a result, relaxation(s) of the Land Use Bylaw 1P2007 requirement will be required at the development permit stage. Nonetheless, the parcel area meets the minimum parcel size requirement and 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 primary dwelling unit and one stall for the secondary suite) within the existing double car garage, as well as two additional tandem parking spaces with the existing driveway; and
- any required building setback(s) as determined necessary at the development permit stage.

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, 10 metres, 11 metres or 13 metres respectively. For additional information regarding minimum parcel width, please see Table 1 in APPENDIX II of this report.

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LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified as *Developed Residential Area - Established* on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Pedestrian and vehicular access is available from Christie Park Hill SW. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements.

The parcel is served by Calgary Transit, with the Sirocco LRT station approximately 400 metres east of the site, and with bus stops for routes 93 and 94, and school routes 698 and 795 within approximately 420 metres of the site.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure. 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.

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GROWTH MANAGEMENT

The proposed land use amendment 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 Community Association had no comments regarding the proposal.

Citizen Comments

Three responses were received from adjacent land owners. The responses were letters of objection that included the following reasons:

- Maintain single-family fabric of the area
- Decrease of surrounding property values
- Community safety with respect to increased crime
- Community safety with respect to building code non-compliance
- Concerns of increased traffic and on-street parking

Public Meetings

No public meetings were held

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APPENDIX I

APPLICANT'S SUBMISSION

This application is being submitted to allow MARWAN ELGWARSHA to have his property rezoned to R-C1s. He would like to develop a basement suite located at 148 Christie Park Hill SW.

Currently Mr Elgwarsha lives with his elderly parents on the main floor of the above mentioned property. Mr Elgwarsha would like to develop the basement for himself complete with full kitchen, to allow his parents some freedom and independence while still living in the same household. Currently the property is zoned R-C1.

There is ample parking in the front driveway and in the double attached garage. It is very important to Mr Elgwarsha to maintain his own independence while still being able to live under one roof with his family. He would like to have a legal suite in his basement that would afford him the ability to install a stove and hood fan.

I think that in whole, by granting this application, it would be the start to a more sustainable community all around.

This application is being submitted by me (David W van Halderen) acting as agent on behalf of Mr Marwan Elgwarsha.

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TABLE 1 – PARCEL WIDTH REQUIREMENTS

Land Use District	Secondary Suite (basement)	Secondary Suite – Backyard Suite
R-C1Ls	24 m	24 m
R-C1s	15 m	15 m
R-C1N	9 m	13 m
R-C2	9 m	13 m
R-1s	11 m	11 m
R-2	9 m	13 m
R-2M	10 m	13 m