

**LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHWEST OF JOHN LAURIE BOULEVARD NW AND
19 STREET NW
BYLAW 18D2015**

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. The subject site does not contain a secondary suite at this time. The applicant intends to develop a secondary suite in the basement of the existing single detached building.

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

2014 December 18

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 18D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 128 Capri Avenue NW (Plan 435JK, Block 7, Lot 11) 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 18D2015.

REASON 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 residential uses 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. Specifically, the parcel has lane access, can accommodate the required parking, and is located close to public transit.

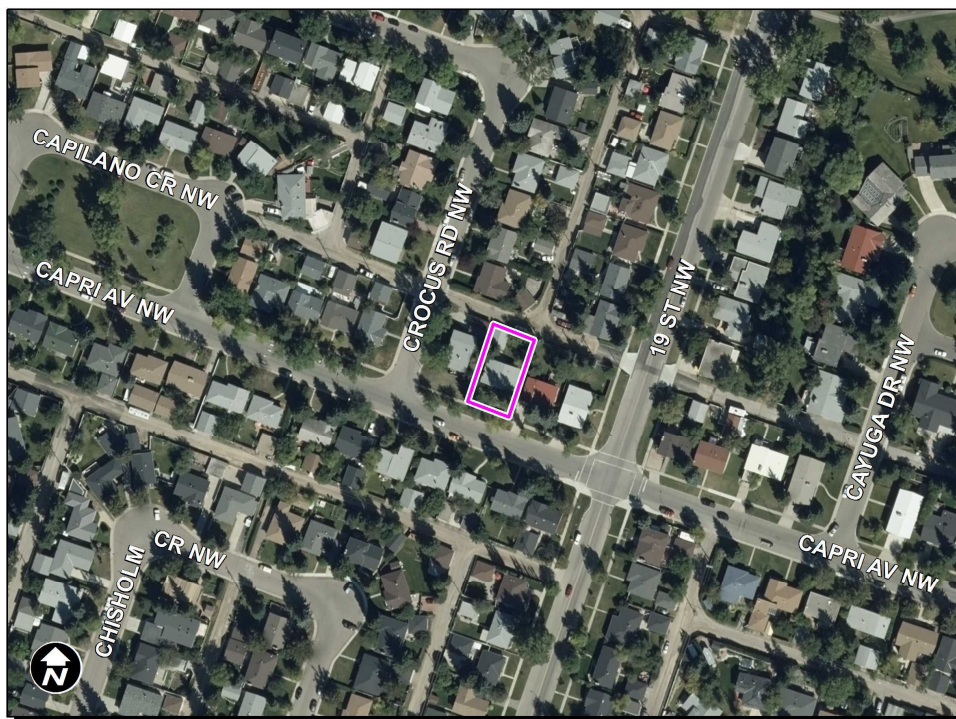
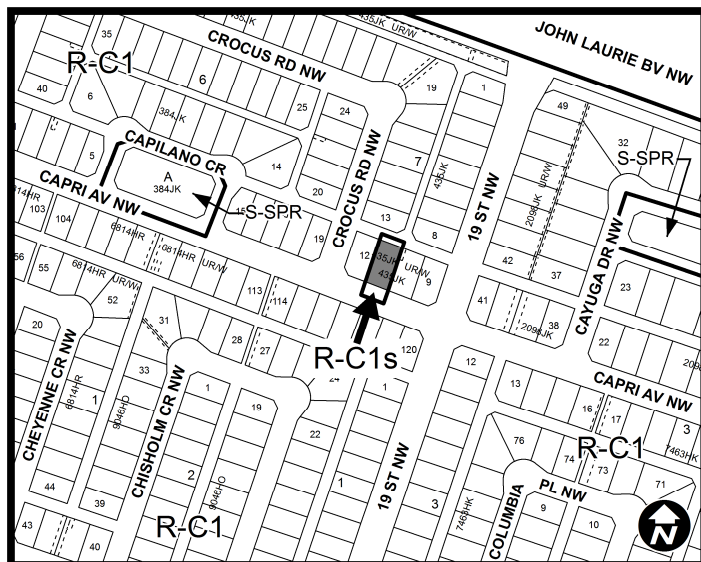
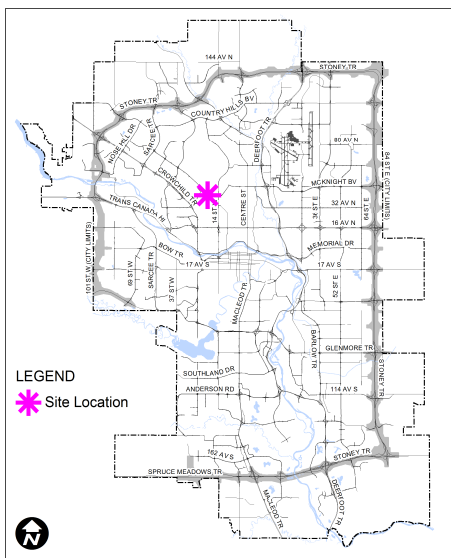
ATTACHMENT

1. Proposed Bylaw 18D2015

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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 0.06 hectares \pm (0.15 acres \pm) located at 128 Capri Avenue NW (Plan 435JK, Block 7, Lot 11) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 8 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Conditions of support by Triwood Community Association are unworkable. I question whether support truly exists.
- Mid-block location.

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Applicant:

Seven Designs

Landowner:

Anne Lynn
Richard Lynn

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

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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. The site is developed with a single detached dwelling with a two car garage that is accessed from the lane.

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 intent of Land Use Bylaw 1P2007.

Site Specific Considerations

The subject parcel has a parcel width of 18.3 metres and a depth of 33.7 metres and therefore meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

- A single detached house with a secondary suite;
- A minimum total of two on-site motor vehicle parking stalls with access from the lane (one stall for the single detached dwelling unit and one stall for the secondary suite).

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The parcel is located within the *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 overarching MDP policy areas including: *Developed Residential Areas*, *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

There is no local area plan for Charleswood.

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TRANSPORTATION NETWORKS

Pedestrian access is available from Capri Avenue NW with vehicle access to existing on-site parking from the lane. The parcel is well served by Calgary Transit with bus stops for several routes located approximately 280 metres to the south 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 Triwood Community Association provided a letter of support with conditions for this application (see attached letter in APPENDIX II).

Citizen Comments

One letter of objection was received by Administration expressing the desire for the parcel designation to remain unchanged.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept for your review our application for a land use amendment to 128 Capri AV NW. This application is for the sole purpose of increasing the current density of the parcel to allow for a *Secondary Suite - Basement*. With the current incentives offered by the City of Calgary to increase density, we believe that this is an ideal parcel for such a development. Detailed below are solutions to issues that we believe will be of concern to both the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From our initial assessment of the parcel we are confident that the proposed amendment will not require any relaxations to the LUB with regards to the requirements of the R-C1s designation. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite as well.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: No Changes additions to exterior of building*. The Current residence that this suite will reside is suitable to accommodate all requirements set out in both the *Calgary Land Use By-Law* (LUB) and the *Alberta Building Code* (ABC).

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access to the rear property line, an existing detached garage for the Main floor tenant and a property width of 18.3m.

Access to Transit

Bus:

The subject parcel is located close to a variety of transit options including:

- 400m (5 min walk) to **WB Northmount Dr @ 19 St NW** serviced by #20:Heritage, #73:Circle Route , #145:Northland, and #405:Route 405.
- 500m (6 min walk) to **EB Northmount Dr @ Cherokee Dr NW** serviced by #20:78 AV Terminal, #72:Circle Route and #405:Route 405.

Other options available are with-in a 10 minute walking radius from the house with service to North, South, East and West bound destinations.

Train:

C-Train service from the Brentwood LRT station is only 2.9km (6 minute drive) and a manageable 2.1km (26 min walk) from the proposed suite.

Drive:

The proposed suite is situated between Charleswood Dr NE and 19 St NW making it an ideal location for commuters heading in any direction. Seconds from John Laurie Blvd NW and only minutes from Crowchild Trail NW North Calgary and South Calgary destinations are easily accessible from this location.

Public Consultation

This parcel is in Charleswood and falls under the Triwood Community Association. I have been in touch with the association, explained what our goals for this property entail and have been advised to continue with the application and submit for City review.

T. Gonzalez

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APPENDIX II

TRIWOOD COMMUNITY ASSOCIATION LETTER

128 Capri Ave NW – DP Application Response - Secondary Suites

The Committee would firstly wish to commend the applicant for their submission which puts the proposal through public review, including various departments within the City of Calgary, our Committee, a notice posted on the property 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 Triwood Community's support for this land use amendment would be conditional to the following:

1. In conversation with residents of Triwood the most frequent concern with respect to secondary suites is that the community will slowly deteriorate as a result of transient neighbors and neglected revenue properties. The current residents enjoy their community precisely because it has the look and feel of an older RC-1 community. What the Triwood Community is supporting are owner occupied homes with a secondary suite. This would largely overcome all the problems that can arise if homes with secondary suites become de facto up/down duplexes where the owner/ landlord does not reside in the home.

Triwood Community's support for this land use amendment application is on the condition that the owner is and will remain an occupant of the home if a secondary suite is permitted.

2. The second concern that many community residents have voiced is the ensuing pressure on street parking together with the reduced visual appeal of our streetscapes as a consequence of secondary suites.

Again as a result of this very real problem the Triwood Community would support the land use amendment with the second condition being that off-street parking be limited to three vehicles.