

**LAND USE AMENDMENT
HAWKWOOD (WARD 2)
EAST OF NOSE HILL DRIVE NW NORTH OF HAWKSTONE
DRIVE NW
BYLAW 92D2018**

MAP 14NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing two-storey single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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)

2018 January 25

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 92D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 375 Hawkland Circle NW (Plan 9010590, Block 9, Lot 8) 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 92D2018.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Crowchild Phase 3 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

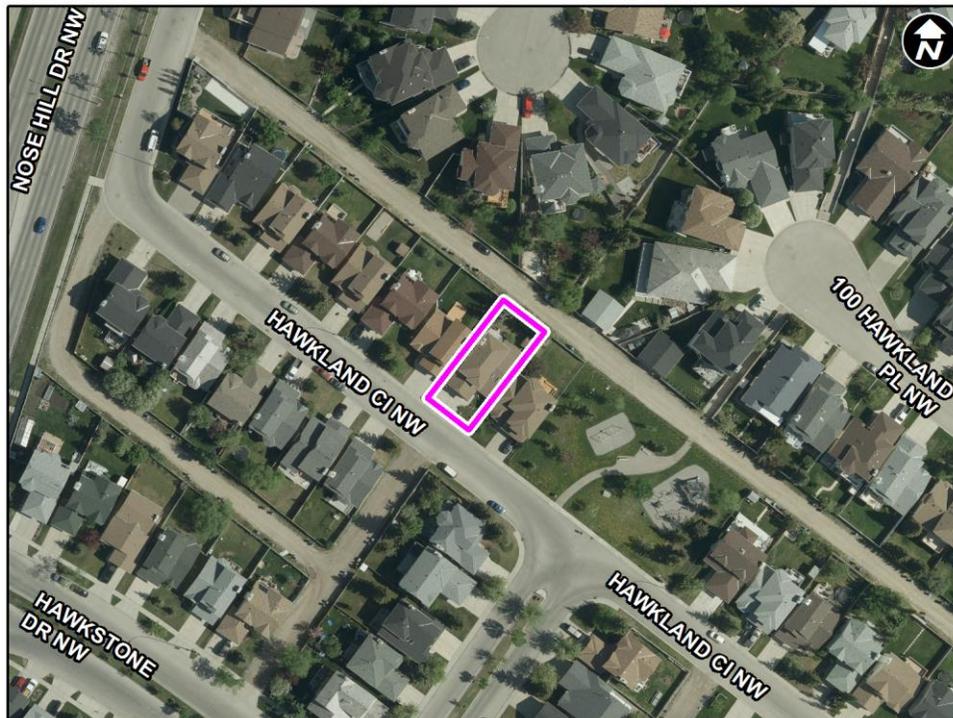
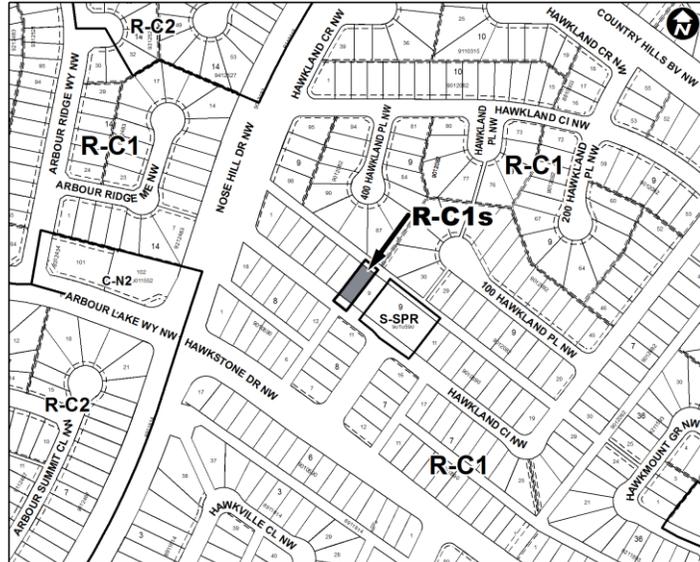
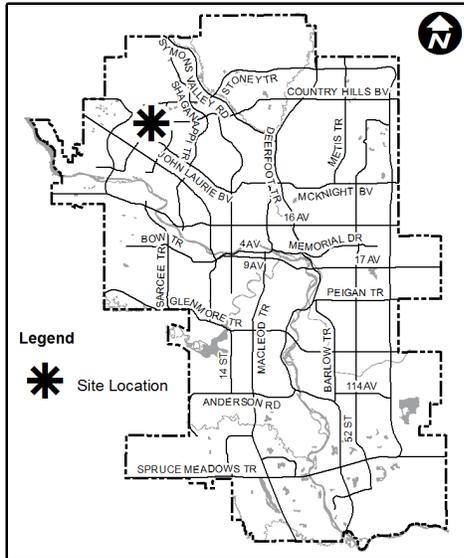
ATTACHMENT

1. Proposed Bylaw 92D2018

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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 0.05 hectares ± (0.11 acres ±) located at 375 Hawkland Circle NW (Plan 9010590, Block 9, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

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Applicant:

Vahideh Nejat

Landowner:

Vahideh Nejat
Hamid Hadad Razavi

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Hawkwood, the site is approximately 14 metres by 33 metres in size and is developed with a double storey single detached dwelling with an attached two-car garage that is accessed from Hawkland Circle NW. Surrounding development consists of low-density residential R-C1 development to the north, east, south, and west of the site. Hawkland Circle Playground is located one parcel away to the east of the site.

According to data from The City of Calgary 2017 Civic Census, the following table identifies Hawkwood's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Hawkwood	
Peak Population Year	1998
Peak Population	11,165
2017 Current Population	9,512
Difference in Population (Number)	-1,653
Difference in Population (Percent)	-15%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Crowchild Phase 3 Area Structure Plan (1979)

The site is within the Residential Cell “C” area of the Crowchild Phase 3 Area Structure Plan (ASP). Although the ASP does not mention secondary suites, the document outlines that residential development should allow for the opportunity for unique design and planning innovation.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Hawkland Circle NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Arbour Ridge Way NW. On-street parking adjacent to the site is unregulated.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment 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 Comments

The Hawkwood Community Association provided general comments on secondary suites which can be summarized as follows:

- Homeowners may not reside on the property resulting in two rental dwellings on one lot which can lead to poor maintenance; and,
- Parking – with inadequate on-site parking, congestion may become a problem.

Noting that this does not appear to be a problem on the subject site at the moment, the house may be sold in the future and may result in the abovementioned issues.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

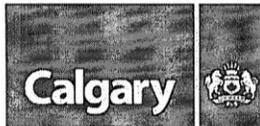
No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

close families can leave together and have their privacy and independently.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

mostly email and some newsletters.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

in front of the building or we can provide extra parking on back yard (there is enough space)

- 4) Are there any potential negative impacts of this development that you are aware of?

No, I don't think so.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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To whom it may concern:

I am writing to inform you, Hamid Hadeed Razavi and I would like to renovate and make our basement a secondary suite.

Usually, we invite our parents and some close families from our backhome country and they are welcome to stay in our home for several months.

As a result, we think that having a secondary suite is very helpful and essential, so our families can stay in our basement and they can have their privacy and live at peace.

Yours,

Vahideh Nejat

Nejat

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APPENDIX II

LETTERS

Following are the Hawkwood Community Association comments regarding the above development permit for a secondary suite:

Our concerns are basically two issues with secondary suites: 1) In many cases, the homeowner does not reside in the home which leads to two renters. This can lead to poor maintenance both in the summer and winter which affects the general appearance of the property, and 2) Parking...if there is not adequate off-street parking, this has the potential for more congestion with multiple vehicles. Hawkwood already has some problems with multiple vehicles (both operational and non-operational, commercial and personal) which is a concern.

It does not appear from the request that there would be a problem at this time, however, if the home were sold, then things can change as there would already be a secondary suite in place.

This is our standard response to requests of this nature.

Donna Chapman
Planning and Development
Hawkwood Community Association

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APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

