

LAND USE AMENDMENT
ACADIA (WARD 9)
EAST OF 6 STREET SE & SOUTH OF AVONLEA PLACE SE

BYLAW 90D2014

MAP 23S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s to allow for a secondary suite. Although the application was submitted as a result of a complaint, the subject 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)

2014 July 31

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 90D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 819 Avonlea Place SE (Plan 2760JK, Block 61, Lot 10) 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.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for three forms of secondary suite uses (Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached Garden), which can be compatible and complementary to the established character of the community. This proposal conforms to the relevant policies of the Municipal Development Plan and would allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

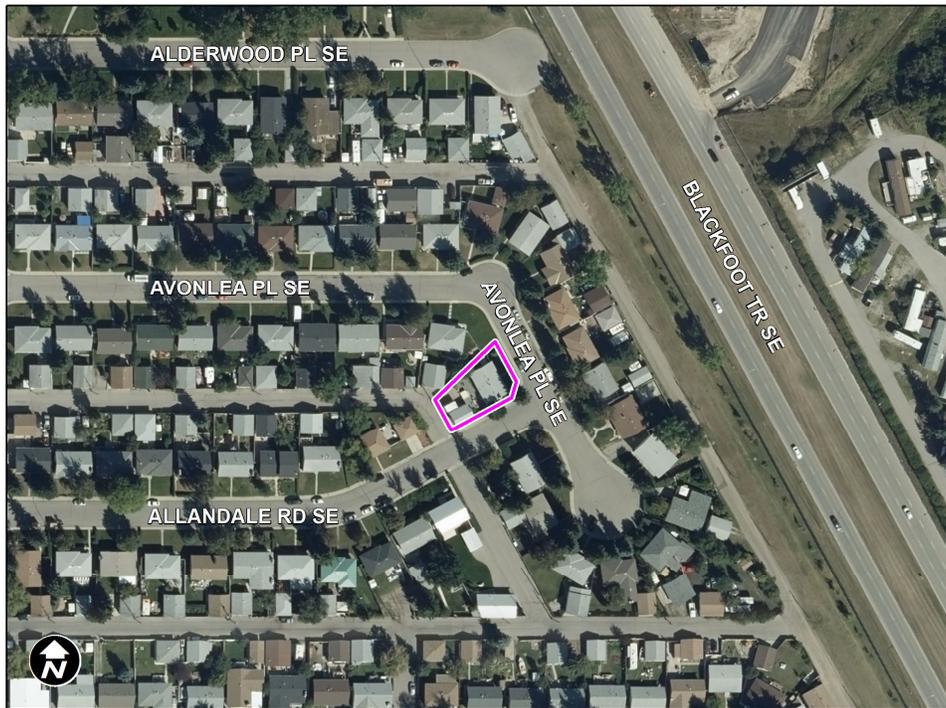
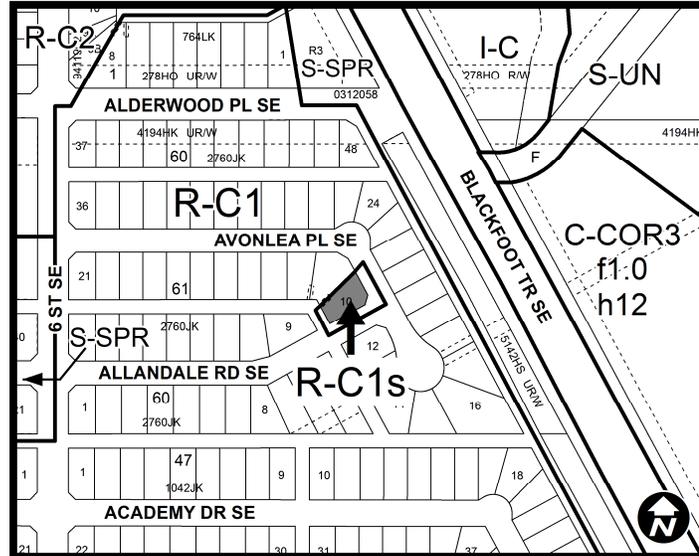
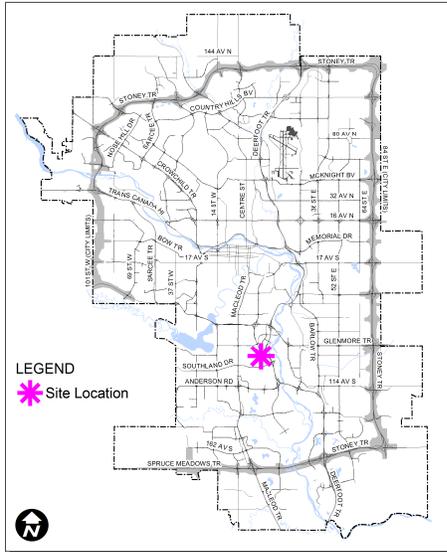
1. Proposed Bylaw 90D2014

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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 \pm (0.13 acres \pm) located at 819 Avonlea Place SE (Plan 2760JK, Block 61, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 7 – 1

Opposed: R. Honsberger

Reason for Support from Mr. Wright:

- Site has single garage and 2 gravel pads for parking, plus adequate street parking. Therefore no parking issues.

Reasons for Opposition from Mr. Honsberger:

- Inadequate parking

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Applicant:

Robert Eichhorst

Landowner:

Robert Eichhorst

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>	Yes	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	5
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
Public Engagement <i>Were major comments 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-C1 setting in the community of Acadia, the parcel is approximately 17 metres by 30 metres in size and is developed with a single detached dwelling.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and two additional discretionary uses (Secondary Suite – Detached Garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. Relaxations to various land use provisions may also be considered at the development permit stage.

Council's potential 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 (statutory - 2009)

The parcel is located within a *Developed Residential – 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 statutory local area plan that applies to this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Avonlea Place SE and the existing rear lane.

The area is served by Calgary Transit bus service with north and southbound bus stops within 250 metre walking distance of the site, on 6 Street SE.

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The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements. The site already includes a single car garage and a parking pad with space for two vehicles, and therefore, has the ability to meet the minimum parking requirements of Land Use Bylaw 1P2007 should a development permit for a secondary suite be submitted in the future. On-street parking adjacent to and in the vicinity of the site is unregulated and available for public use.

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 also be required depending on the type of secondary suite proposed with this aspect being determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The Acadia Community Association has no objection to the application (APPENDIX II).

Citizen Comments

No comments received at the time of writing this report.

Public Meetings

No formal public meetings were held by the applicant or Administration, but the applicant has spoken with three neighbours, who had no objection to the application.

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APPENDIX I

APPLICANT'S SUBMISSION

I am the sole owner of 819 Avonlea Place SE Calgary and am applying for zoning change to conform to bylaws. The house is on a corner lot so there is plenty of parking space as well as being close to public transit if a tenant does not drive. Close to all amenities also.

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APPENDIX II

LETTER SUBMITTED

 **The City of Calgary**
LAND USE PLANNING & POLICY (LUPP) #8117

REQUEST FOR COMMENT ON APPLICATION

Date: June 10, 2014

To: Acadia Community Association
Marvin Olson
9864 Athens Rd SE
Calgary, Alberta
T2J 1B9

Return To: **Circulation Control**
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
email: CPAG.Circ@calgary.ca

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

File Number: LOC2014-0091
819 AVONLEA PL SE 2760JK;61;10

Community: ACADIA **Ward:** 09 **Map:** 23S
Councillor: Gian-Carlo Carra

Applicant: ROBERT E EICHHORST **Contact:**

Parcel Owner: ROBERT E EICHHORST
819 AVONLEA PL SE
CALGARY AB CANADA T2H 1W4

Application: Land Use Amendment **Site Area:** 0.05 ha

Existing Use: Residential - Contextual One Dwelling (R-C1) District
Proposed Use: Residential - Contextual One Dwelling (R-C1s) (secondary suite) District

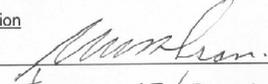
Attached are the plans and application material for this proposal. Please submit your response to the above sender by:

DUE DATE Tuesday July 1, 2014

If you want to discuss this application further, please call the File Manager:
Christine Khandl (403) 268-5434 **mailto:Christine.KhandlBrunner@calgary.ca**

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection See Accompanying Letter

Signed:  Signed: _____

Date: June 13/2014 Date: _____

Agency: Acadia Community Assoc. Agency: _____