

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKSTONE DRIVE NW AND HAWKTREE CIRCLE
NW
BYLAW 261D2016

MAP 14NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to accommodate a secondary suite. The site is currently developed with a single detached dwelling with a double attached garage and does not contain a Secondary Suite or a Backyard Suite at this time. This 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)

2016 August 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 261D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 319 Hawktree Circle NW (Plan 8910916, Block 21, Lot 71) 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 261D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan. In addition, the following support the recommendation:

- the parcel has the ability to meet the intent and requirements of Land Use Bylaw 1P2007,
- the parcel meets the minimum parcel width, length, and area, and
- the required parking can be accommodated on site in the existing attached garage.

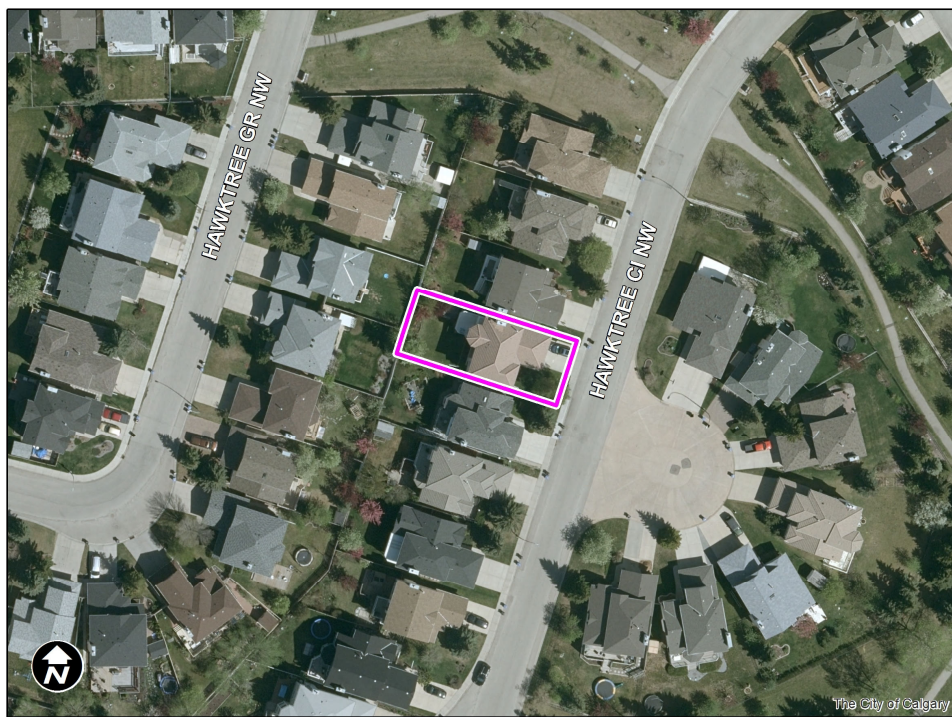
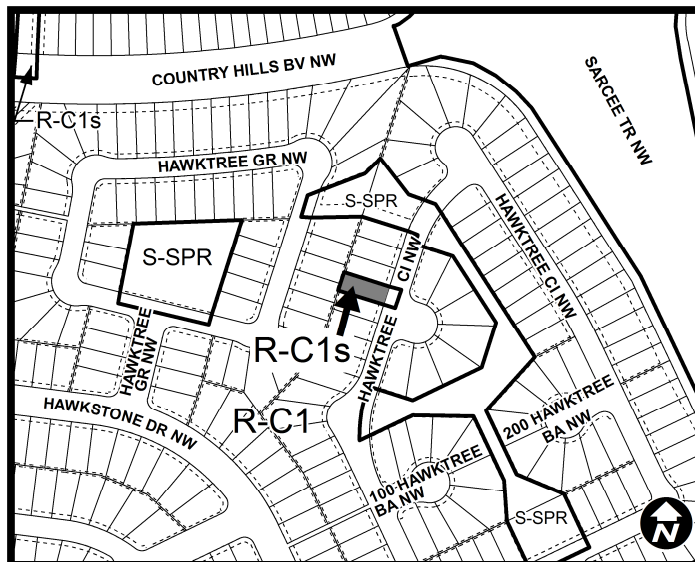
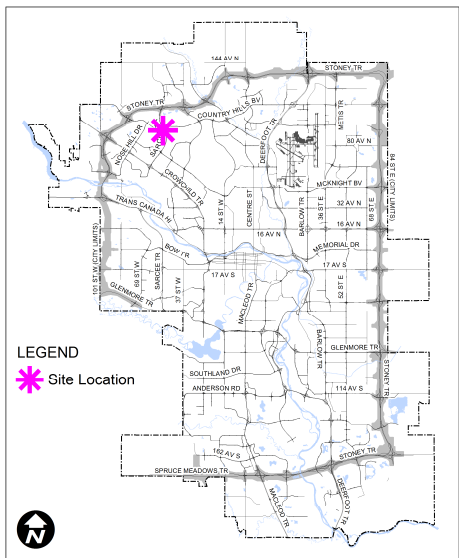
ATTACHMENT

1. Proposed Bylaw 261D2016
2. Public Submissions

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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 (0.12 acres \pm) located at 319 Hawktree Circle NW (Plan 8910916, Block 21, Lot 71) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 2

Opposed: S. Keating and M. Foht

Reasons for Approval from Mr. Wright:

- There were seven secondary suite applications on the agenda, five of which were in established neighbourhoods. Of the five neighbourhoods, objections were raised in four. These objections included problems with parking, too much traffic, negative impact on infrastructure and loss of privacy. Such comments imply the increased problems are due to extra population. If each secondary suite contained two residents, the total increase in population would be ten people. However, these five neighbourhoods have experienced a net decrease of population totalling 7769 residents.

Reasons for Opposition from Mr. Foht:

- The site does not have the benefit of a lane, which would increase the parking options for additional residents in the property, and as such, I could not support the recommendation to approve the land use.

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Applicant:

Maha Abuhafeetha

Landowner:

Maha Abuhafeetha
Nashaat Nassar

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District area in the community of Hawkwood. The site is developed with a single detached dwelling with a front attached garage and a front driveway. The surrounding development form is also single detached dwellings with front garages. Across the street are houses which flank the subject property and to the north of the property is a community park pathway access.

As of 2016, the population of Hawkwood has decreased by 13 percent from its peak population of 11165 which was recorded in 1998.

Hawkwood	
Peak Population Year	1998
Peak Population	11165
2016 Current Population	9697
Difference in Population (Number)	-1468
Difference in Population (Percent)	-13.1%

PROPOSED LAND USE DISTRICT

The proposed Residential – Contextual One Dwelling (R-C1s) District is intended to accommodate a secondary suite on a parcel containing a Single Detached Dwelling. In addition to the uses listed as permitted and discretionary in the Residential – Contextual One Dwelling (R-C1) District, the proposed district provides the opportunity to develop one of two additional uses: Secondary Suite (permitted use) or Backyard Suite (discretionary use).

The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

SITE SPECIFIC CONSIDERATION

The subject site has a length of 35 metres and a width of 14.05 metres. The area of the parcel is 490.86 square metres. These exceed the minimums listed in Bylaw 1P2007 for R-C1s sites.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in the report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The most relevant policy sections of the SSRP to this item are:

- Efficient use of land; and,
- Community Development.

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developed Residential Area and more specifically, the Established Areas as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Crowchild Phase 3 ASP (1981)

This site is identified within the residential area of the Crowchild Phase 3 ASP plan area. There are no specific policies around secondary suites.

TRANSPORTATION NETWORKS

The subject site is accessed from Hawktree Circle NW. Parking can be accommodated on site in the existing attached double garage. Unrestricted on-street parking is available for visitors.

A transit stop with service to the Crowfoot LRT is located within 400 metre walking distance of the subject property.

UTILITIES & SERVICING

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.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

Seven letters of objection were received. Concerns raised include:

- concerns construction in the basement has already begun,
- increased parking pressure,
- increased traffic,
- desire to maintain the initial zoning of the area,
- land tenure,
- spot zoning,
- potential for decrease in property values, and
- reduced privacy (from more people in the area and from the potential suite access being at the side door instead of the front door).

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for to have a secondary suite for some reasons; including:

1. (The owner-Maha) have a PhD in Urban Planning, and will be getting a job soon. I am a mother of two kids and planning to have two more. Due to the expensive childcare expenses in Calgary and the convenience of childcare at home, I am planning to hire a live-in nanny for my kids. Of course, I have to provide the nanny with her own living space, which only she should have access to. Mutual respect for privacy is key with a live-in nanny, especially for people coming from different cultures. Accordingly, I want to provide her with a basement suite with her own cooking area.
2. We (the owners) have extended family (parents, sisters, and brothers) who live outside Canada. Those relatives when visit us they need their own space to feel comfortable as they stay for few months.
3. Our house was built in 1989, it requires renovations and redesign especially in the main floor. Doing these renovations as we all know are very time consuming that might take months, and will be hard to do without a secondary cooking area especially when there is little kids in the house.
4. Please consider that we do not have the intention to rent our basement out. We are only considering having a secondary cooking facility in our house for the convenience of the family and our visitors.