

LAND USE AMENDMENT
FOREST LAWN (WARD 10)
JUNCTION OF 45 STREET SE AND 21 AVENUE SE
BYLAW 284D2016

MAP 10E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite use. The site contains an existing single detached dwelling, without a Secondary Suite or a Backyard Suite at this time. 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)

2016 September 22

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 284D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2202 – 45 Street SE (Plan 6587HM, Block 8, Lot 1) 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 284D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite), which are compatible with and complementary to the established low density residential character of the community. This proposal conforms to the Municipal Development Plan (MDP) and meets the required minimum lot area, width and depth regulations stated within the Land Use Bylaw 1P2007.

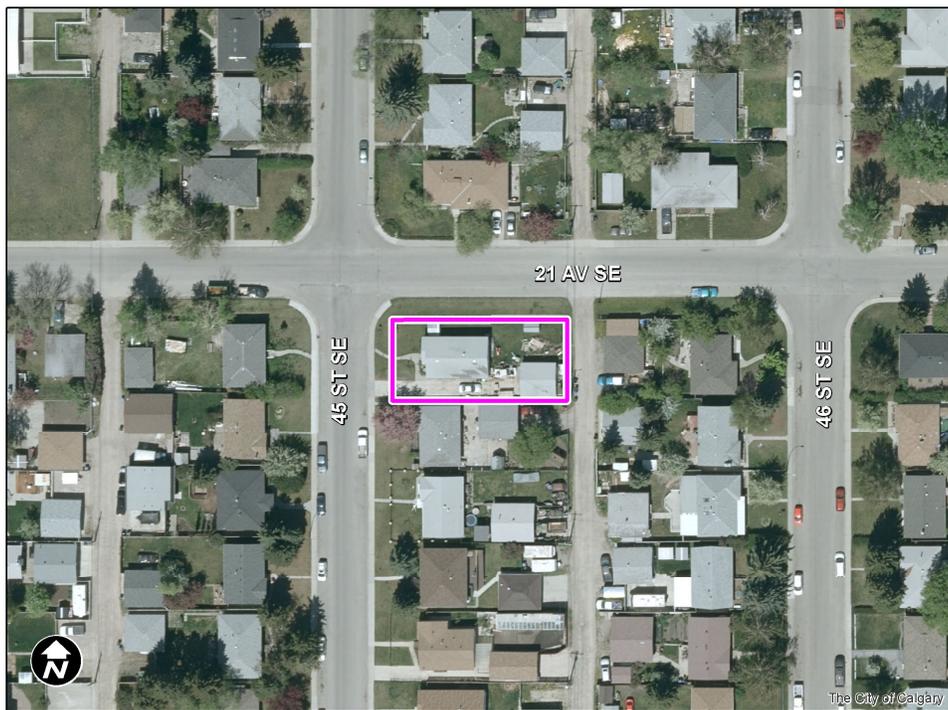
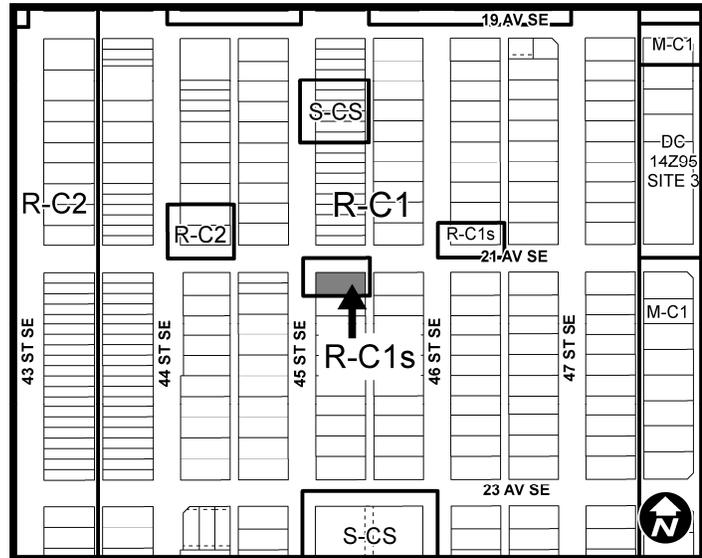
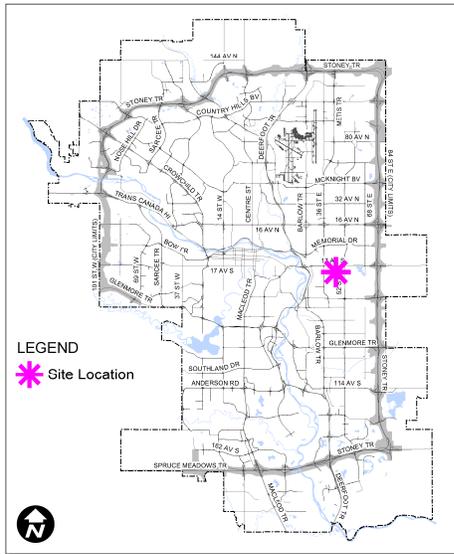
ATTACHMENT

1. Proposed Bylaw 284D2016
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 0.06 hectares ± (0.15 acres ±) located at 2202 – 45 Street SE (Plan 6587HM, Block 8, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita

Absent: G.-C. Carra and G. Morrow

Carried: 5 – 0

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Applicant:

1768045 Alberta Ltd (Sameer Premji)

Landowner:

1768045 Alberta Ltd (Sameer Premji)

PLANNING EVALUATION

SITE CONTEXT

Located in the southeast community of Forest Lawn, in a low density R-C1 area, the parcel is approximately 16.8 metres by 36.6 metres in size. The parcel is developed with a single storey detached dwelling and a detached two vehicle garage accessed from both 45 Street SE and the rear lane. Single detached dwellings exist to the north, south, east and west.

One recent land use amendment application has been approved for R-C1 to R-C1s to the north-east of the parcel at 2040 - 46 Street SE.

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2016 Current Population	8,179
Difference in Population (Number)	- 909
Difference in Population (Percent)	-10%

LAND USE DISTRICTS

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a single detached dwelling. It is the intention of the applicant to develop a basement Secondary Suite.

Approval of this land use amendment application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. Currently, if the secondary suite is a permitted use and meets all Land Use Bylaw rules, a Development Permit is not required and only a Building Permit would be necessary.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Approved by Council 2009)

The site is located within a 'Residential Developed – Inner City Area' as identified on the Urban Structure Map (Map 1) of the MDP. While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for the Developed Residential Areas (section 3.5.1), Neighbourhood Infill and Redevelopment (section 2.2.5) and Housing Diversity and Choice (section 2.3.1).

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites). The Housing Diversity and Choice policies of the MDP promote methods to efficiently use or adapt the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan (2009)

The site is identified as Low Density Residential/Conservation, where an objective is to stop the development of illegal basement suites (3.1.3) and to keep the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape (3.1.4.a).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from 45 Street SE. The area is served by Calgary Transit bus service, with bus stop locations within 160 and 450 metres walking distance away from the site on 44 Street SE and 17 Avenue SE respectively. On-street parking adjacent to the parcel 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.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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

No comments were received by Administration.

Citizen Comments

One letter of objection has been received, the grounds of objection being:

- More rental accommodation will not improve the quality of this area;
- Property values will decrease, and
- Extra people and vehicles coming and going at all times.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making this application for a land use redesignation from R-C1 to R-C1s to allow development of a secondary suite.

I intend to develop a (basement) secondary suite. The basement is currently unfinished and therefore the secondary suite will be developed from a clean slate and fully comply with the most current Alberta building and fire codes.

Given that the subject property is a large corner lot (55 ft. by 120 ft.) any future parking required with a secondary suite use may be accommodated on site.

A few reasons why this application should be approved:

- Property is located within walking distance to 17th Avenue SE corridor, transit, shopping, recreation, schools and other amenities.
- Secondary suites are a cost effective way of addressing rental housing needs; whilst also providing tenants with more choice in safe, low-prices housing sully.
- Secondary suites allow for modest densification, without significantly changing the character of existing neighbourhoods.

Thank you for taking the time to consider my application.