

LAND USE AMENDMENT
PARKLAND (WARD 14)
PARKRIDGE CR SE AND PARKRIDGE WAY SE
BYLAW 318D2017

MAP 36SS

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 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)

2017 August 10

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 318D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 472 Parkridge Crescent SE (Plan 7610202, Block 35, Lot 2) 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 318D2017.

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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

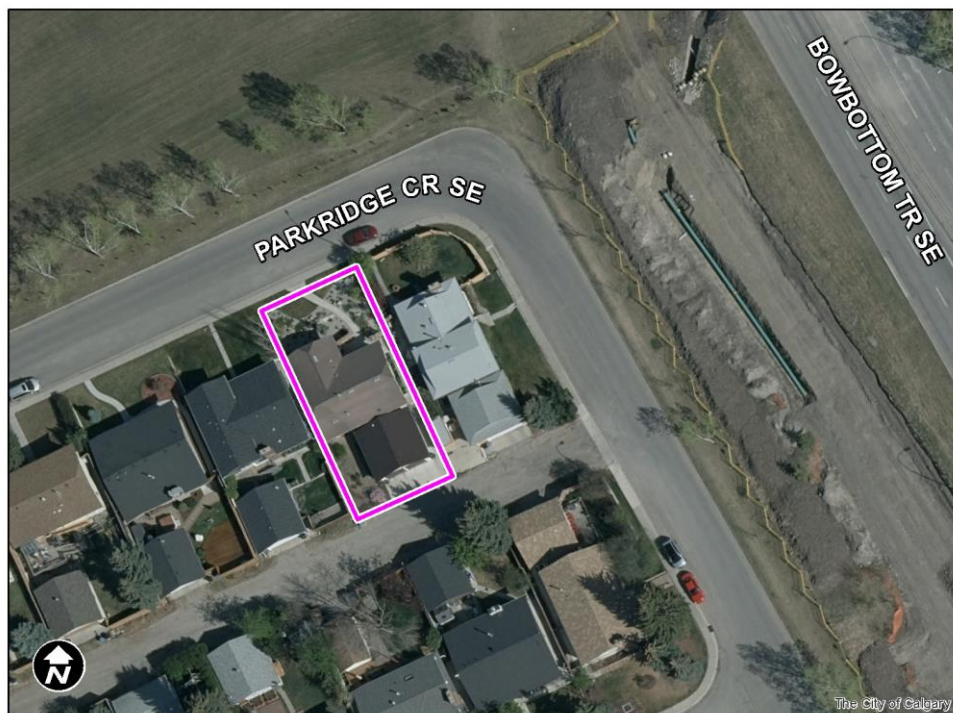
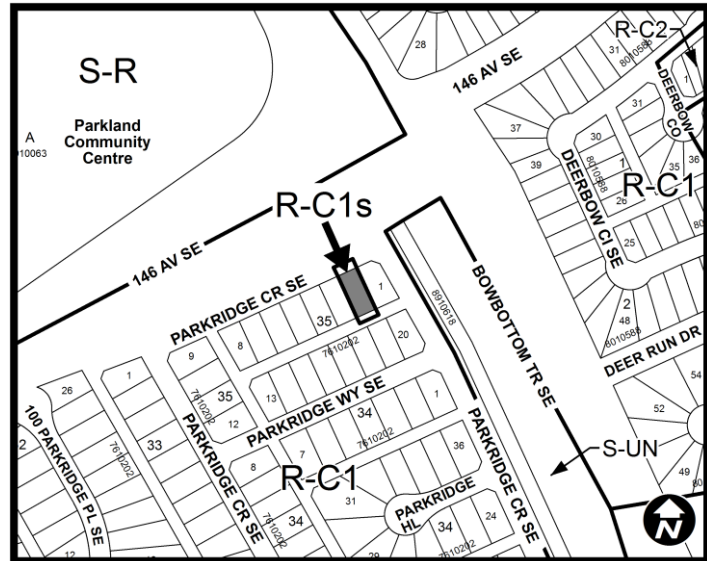
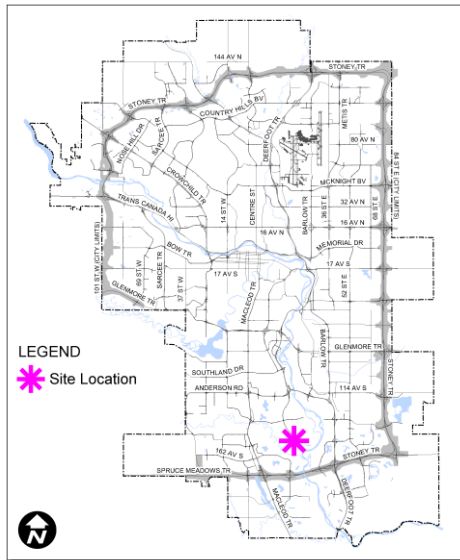
ATTACHMENT

1. Proposed Bylaw 318D2017
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 472 Parkridge Crescent SE (Plan 7610202, Block 35, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Desmond Andrew Blied

Landowner:

Helen Nelly J Blied
Robert J Blied

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Parkland the site is approximately 15 metres by 33 metres in size and is developed with a single-storey single detached dwelling. A detached double-car garage is accessed from the rear lane. Single detached dwellings are located immediately adjacent to the site to the east, south and west. Land to the north is undeveloped.

According to data from The City of Calgary 2016 Census, the following table identifies Parkland peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Parkland	
Peak Population Year	1979
Peak Population	5,024
2016 Current Population	6,677
Difference in Population (Number)	-1,347
Difference in Population (Percent)	-26.8%

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).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Parkridge Crescent SE and the rear lane. The area is served by Calgary Transit Route 83 Parkland with a bus stop location within approximately 450 metre walking distance of the site on Parkland Boulevard SE. 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 Community Association has indicated they will not be taking a stance on this item.

Citizen Comments

Administration received three letters of support to the proposal. Reasons for support are as follows:

- ample parking near residence;
- home exterior well cared for and no reason to believe new development would be any different;
- support of *Enough for All* policy; City policies on inclusive communities and economic prosperity for all; and
- moderate repurposing of residential appropriate in the community.

Administration received three letters of no objection to the proposal. Reasons for no objection are summarized as follows:

- no objection to suite if it is for a senior that is a relative of the homeowner; and
- no objection once the scope of the proposal was clarified (secondary suite, not multi-residential redesignation).

The applicant provided the signatures of the landowners of the parcels to the east and west of the subject site indicating that they do not object to the proposal.

Administration received 121 letters of objection to the proposal. A private citizen posted signs at entrances to Parkland indicating if residents object to multi-family, they should email the File Manager. Administration provided accurate information on how The City defines multi-residential to citizens that wrote in to support or to object to the proposal. Reasons stated for opposition are summarized as follows:

- Parkland is a single-family community; homes purchased to avoid rental or secondary suite;
- increase in traffic; potential for cars to park in laneways;
- previous community meeting where residents voted against secondary suites;

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- property tax increases or decreases;
- potential to open the door to additional suites or redevelopment in Parkland;
- desire to keep Parkland as low density community;
- proposal does not suit community character;
- additional clutter of garbage and recycling bins in alleys; and
- objection to multi-residential in Parkland.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are requesting that City Council change the land use designation (zoning) of our property (472 Parkridge Crescent SE) from R-C1 to R-C1s to allow for the safe and legal development of a secondary suite in the future. This change in zoning would allow for either a secondary suite in the home (such as a basement suite) or a separate structure (a backyard suite). We do not have any immediate plans to develop a secondary suite, but are seeking to change the zoning in order to provide us with flexibility and options should we wish to do so in the future in order to provide greater options as we age, such as space for a live-in caregiver, rental revenue to supplement fixed retirement incomes, or additional opportunities for our adult children.

We are aware that there are often concerns about secondary suites related to neighbourliness, property value, and parking and would like to raise the following points in support of our application.

- In terms of neighbourliness, a secondary suite at this location is the type of 'gentle' or 'invisible' density that has proven to be an appropriate fit into single-detached neighbourhoods that have lost significant population over the past decades; Parkland has lost 1,350 people from its peak population of 5,025 residents in 1979. In addition, it should be noted that multiple homes on this block have operated successful home based businesses over the past decade with no negative impacts.
- With respect to property value, once developed, well-maintained secondary suites can often add value to properties; as a mortgage helper, a secondary suite can make the difference for a young family seeking to live in a great neighbourhood like Parkland or for an older couple on a fixed income seeking to age in place.
- As there is no development on the north or east sides of Parkridge Crescent SE and the subject site has a double car garage accessed by an alley to the rear (south), the site is easily able to meet The City's parking requirement (one stall for the primary dwelling, and a second stall for a potential future secondary suite). In addition, the site has 15.24 meters of frontage along the south side of Parkridge Crescent SE, allowing for sufficient visitor parking as and when needed. The site is approximately 400m (a 5 minute walk) from the nearest bus stop (route 83) and from limited convenience shopping in Deer Run (virtually all services are available approximately 1.6 kilometres away in Deer Valley).
- This type of application aligns with multiple Municipal Development Plan statutory policies that support neighbourhood infill and redevelopment (2.2.5a-b), greater diversity in housing choice (2.3.1a-b,e-f), respecting neighbourhood character (2.3.2a,c), as well as guidance for the Developed Residential Areas (3.5.1) calling for additional population through moderate intensification.

APPENDIX II

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 simply and 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.

