

LAND USE AMENDMENT  
VARSITY (WARD 1)  
VANDERGRIFT CRESCENT NW SOUTH OF VALIANT DRIVE NW  
BYLAW 18D2018

MAP 36W

**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 November 16

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 18D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 4515 Vandergrift Crescent NW (Plan 3473JK, Block 7, Lot 24) 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 18D2018.

**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 of Varsity. 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.

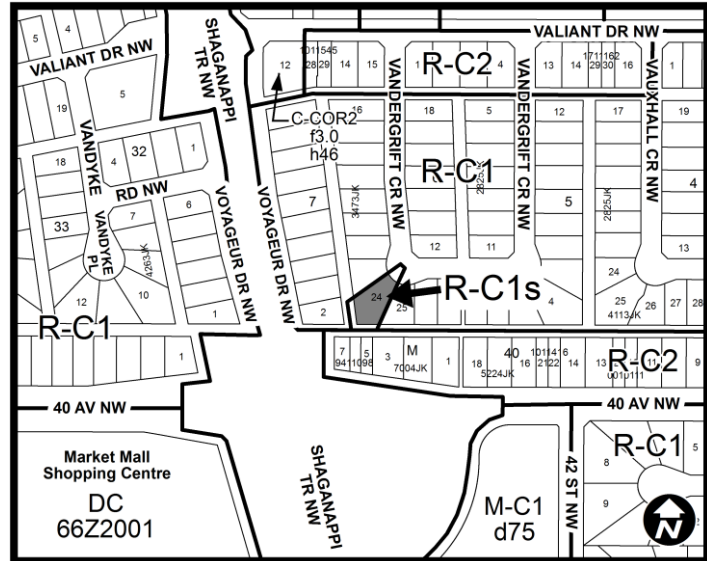
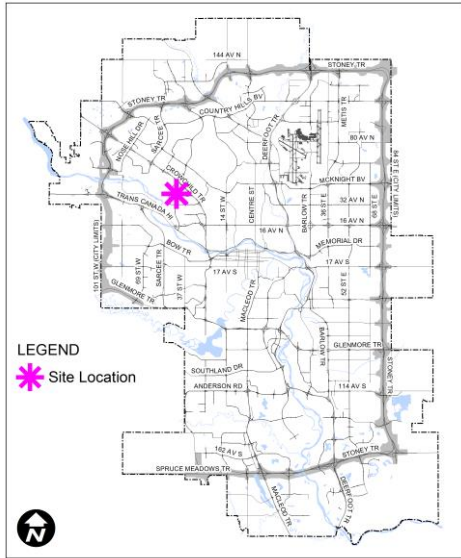
**ATTACHMENT**

1. Proposed Bylaw 18D2018

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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 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 4515 Vandergrift Crescent NW (Plan 3473JK, Block 7, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: L. Juan**

**Carried: 6 – 2**

Opposed: R. Wright and  
D. Leighton

Reasons for Opposition from Mr. Wright:

- I seldom find reason to not support secondary suites. However, the parking requirements will be challenging given the nature of the property. The frontage with a very narrow width to the cul-de-sac has a single garage and single driveway and it would be difficult to provide another space here. The back of the property, with lane access has its own challenges. The back is at the corner of the lane, with only access at either side of the property. While a space could be accommodated, coming out onto the lane will be difficult as you will have blind spots and little time to react to another car travelling on the lane.

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**Applicant:**

Desmond Belseck

**Landowner:**

Desmond Belseck  
Kristin Dobson

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Varsity, the site is approximately 20 metres by 41 metres in size and is developed with a one-storey single detached dwelling, an attached one-car garage that is accessed from Vandergrift Crescent NW. Surrounding development consists of low-density residential to the north, east, and west of the site. Duplex housing backs onto the parcel to the south of the site. The parcel is in close proximity to Market Mall.

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

| <b>Varsity</b>                     |         |
|------------------------------------|---------|
| Peak Population Year               | 1981    |
| Peak Population                    | 13,645  |
| 2017 Current Population            | 12,525  |
| Difference in Population (Number)  | - 1,120 |
| Difference in Population (Percent) | - 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 for the community of Varsity.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Vandergrift Crescent NW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 150 metre walking distance of the site on 40 Avenue NW. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

**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**

Administration reached out to the Varsity Community Association and did not receive a response.

**Citizen Comments**

Administration received one (1) letter in opposition to the application outlining that limited on-street parking is available due to the proposed parcel being located on a bulb.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Honorable Members of Calgary City Council,

Thank you for the opportunity to apply for re-designation. Kristin and I are home-owners in Varsity. We are writing to the council to have the home that we live in re-designated as RC-1s. The re-designation of our property is a direct benefit to us and the Varsity community.

All Calgarians are familiar with the cost of living in our city. The addition of a secondary suite will supplement our income. The income from the suite will help us to keep the costs of living down, as well as provide a space for my aging parents to live in the future.

Our property is conveniently located close to several major employers including the University of Calgary, the Children's Hospital, and the Foothills Hospital. An abundance of schools, parks and other public facilities make our community a desirable place for people to call home. Our suite will be a place for people to become part of our vibrant community.

As a young family we enjoy living in Varsity. Creating a legal and safe basement suite will give people the opportunity to live-in and enjoy our community as well.

Thank you for the opportunity to engage with City Council.

Regards,



Desmond Belseck

Kristin Dobson

**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 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.

