

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018

MAP 15NW

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)

2018 February 08

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 106D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 401 Arbour Lake Drive NW (Plan 0012944, Block 35, Lot 59) 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 106D2018.

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 the Crowchild Phase 3 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

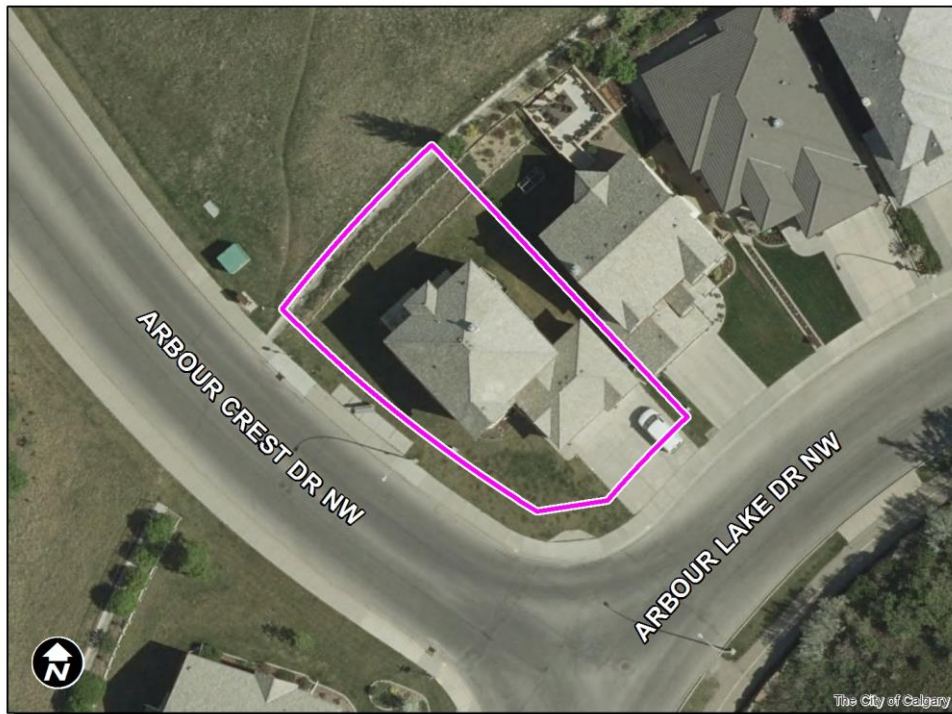
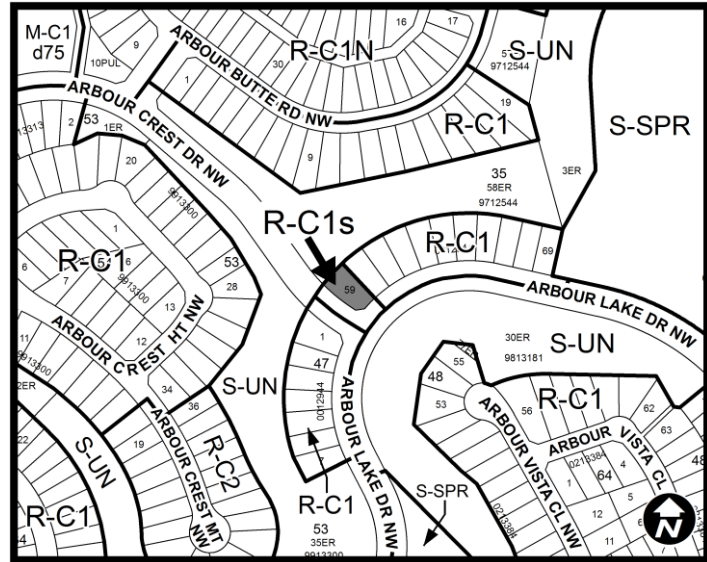
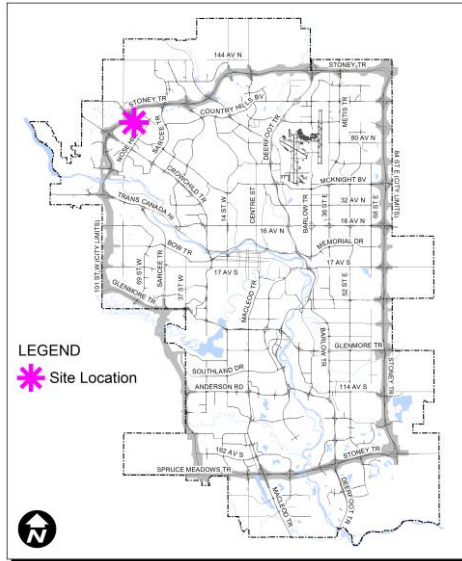
ATTACHMENT

1. Proposed Bylaw 106D2018
2. Public Submissions

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018

MAP 15NW

LOCATION MAPS



LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018

MAP 15NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 401 Arbour Lake Drive NW (Plan 0012944, Block 35, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere
Absent: E. Woolley and R. Vanderputten

Carried: 6 – 1
Opposed: M. Foht

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018

MAP 15NW

Applicant:

Jeeban Katuwal

Landowner:

Jagdish Kumar Chapagain
Sinura Sharma Chapagain

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Arbour Lake, the site is a corner parcel approximately 19 metres by 30 metres in size and is developed with a two-storey single detached dwelling and three-car garage. Single detached dwellings exist to the east and south, and green space exists to the west and north of the site.

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

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2017 Current Population	10,713
Difference in Population (Number)	-274
Difference in Population (Percent)	-2%

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.

LEGISLATION & POLICY

**LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018**

MAP 15NW

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).

Crowchild Phase 3 Area Structure Plan (1979)

The subject site is situated in the “Residential” area on Map 7 – Land Use Plan of the Area Structure Plan (ASP). Although the ASP does not mention secondary suites specifically, the document outlines that residential development should allow for the opportunity for unique design and planning innovation. The proposed secondary suite application is not inconsistent with the policy requirements.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Arbour Lake Drive NW. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop located adjacent to the subject site on Arbour Crest Drive NW. On-street parking adjacent to the site is not regulated through the Calgary Parking Authority – Residential Parking Permit system, but both Arbour Lake Drive NW and Arbour Crest Drive NW are designated snow routes with temporary parking restrictions during a snow route parking ban.

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.

**LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018**

MAP 15NW

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 received a letter in opposition to the application from the Arbour Lake Residents Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Parking concerns.
- Applicant did not contact the Residents Association to discuss application.

Citizen Comments

Administration received letters in opposition to the application from three neighbouring properties.

Reasons stated for opposition are summarized as follows:

- Concerns with parking.
- Concerns that the applicant will build a suite in the backyard, which is not desirable.
- Concerns with additional density in the neighbourhood.
- Traffic safety concerns, given the property is located on a corner.
- Concerns with the potential impacts caused by renters at this property.
- Concerns that approval of this application will set a precedence for future secondary suites in the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW
BYLAW 106D2018

MAP 15NW

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- Generating more income to support family.
- More housing facilities available for increasing population of the city of Calgary.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

Good

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There are three attached car garage and enough space to park three cars in driveway (front) of the Garage.

4) Are there any potential negative impacts of this development that you are aware of?

No

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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 simplify 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.

