

**LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018**

MAP 14NW

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 an existing suite located on the parcel and the application was 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 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 132D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 522 Hawkford Way NW (Plan 8610685, Block 16, Lot 25) 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 132D2018.

REASON(S) FOR RECOMMENDATION:

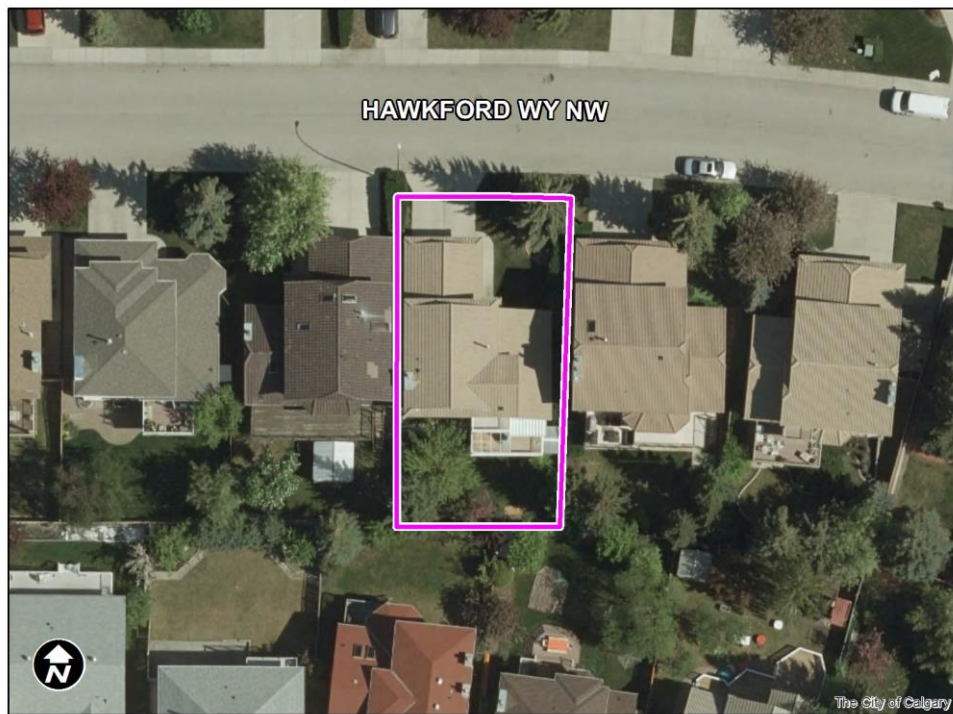
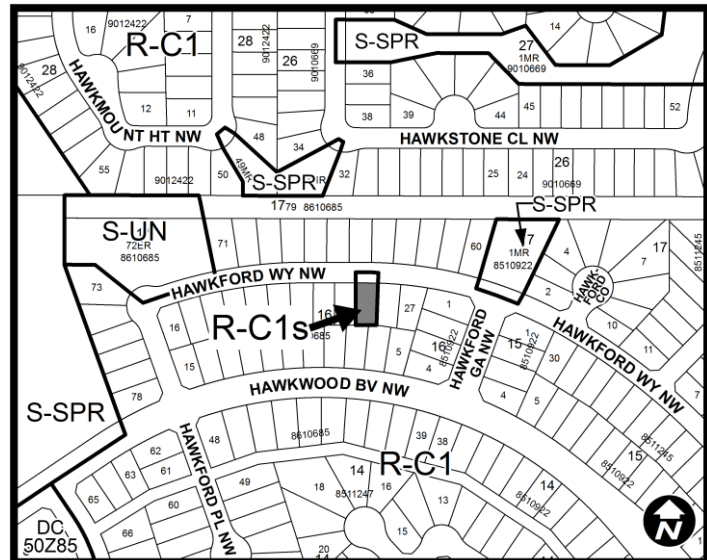
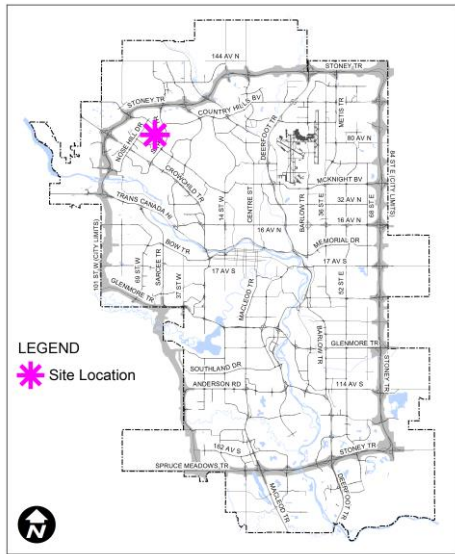
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Crowchild Phase 3 Area Structure Plan, and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

1. Proposed Bylaw 132D2018
2. Public Submissions

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018

MAP 14NW

LOCATION MAPS



LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018

MAP 14NW

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 522 Hawkford Way NW (Plan 8610685, Block 16, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Scott

Carried: 6 – 0

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018

MAP 14NW

Applicant:

Wenqi Shi

Landowner:

Lihua Chen
Wenqi Shi

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Hawkwood, the site is approximately 15 metres by 31 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that is accessed from Hawkford Way NW. Surrounding development consists of low-density residential R-C1 development to the north, east, south and west of the site.

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

Hawkwood	
Peak Population Year	1998
Peak Population	11,165
2017 Current Population	9,512
Difference in Population (Number)	-1,653
Difference in Population (Percent)	-15%

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.

**LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018**

MAP 14NW

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).

Crowchild Phase 3 Area Structure Plan (1979)

The site is within the Residential Cell “C” area of the Crowchild Phase 3 Area Structure Plan (ASP). Although the ASP does not mention secondary suites, the document outlines that residential development should allow for the opportunity for unique design and planning innovation.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Hawkford Way NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on Hawkstone Drive NW. 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.

**LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018**

MAP 14NW

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 of general opposition to the application from the Hawkwood Community Association (APPENDIX II).

Reasons stated for general opposition are summarized as follows:

- Homeowners may not reside on the property, which may result in two rental dwellings on one lot, and can lead to poor maintenance;
- Parking could become an issue, if it is not adequately accounted for on-site; and
- Hawkwood already has a number of illegal secondary suites.

Citizen Comments

Administration received nineteen (19) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increase in activity and transient population in the neighbourhood;
- Negative impact on available parking;
- Increase in traffic and congestion in close proximity to a school and playground zone;
- Decrease in property values;
- Opposition to renters;
- Implications of multiple garbage bins due to additional dwelling unit;
- Concerns regarding the regulation of secondary suites;
- Lack of communication between the applicant and adjacent homeowners;
- Potential that the property will become a double rental property in the future;
- The property has no back alley;
- Impacts of increased density on residents who bought into an R-C1 community;
- Previous experiences with renters at this property and in the neighbourhood;
- The community has a large number of rental homes with absentee homeowners;
- Desire to keep the single detached dwelling character of the neighbourhood;
- Impacts to safety of adjacent properties based on past experiences;
- Property has been rented out in the past; and
- Property may set a precedent for other land use redesignations in the community.

**LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018**

MAP 14NW

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018

MAP 14NW

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

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?
*For us: Provide additional household income to pass through current economic recession.
Provide living space for our son's young family in the near future.
For city: Provide safe and affordable housing for tenant. Make use of existing infrastructure
For community: promote community's reputation by sharing our wonderful living experience to new people we bring in.*
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
our family only have one car. we would rent our suite to a single person or a couple who only have one car. we have double garage to share.
- 4) Are there any potential negative impacts of this development that you are aware of?
we don't think that there will be any negative impact.

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

LAND USE AMENDMENT
HAWKWOOD (WARD 2)
NORTH OF HAWKWOOD BOULEVARD NW AND EAST OF
HAWKWOOD SCHOOL
BYLAW 132D2018

MAP 14NW

APPENDIX II

LETTERS SUBMITTED

Good morning Fraser,

My apologies ... I totally missed this one so here are our comments. These comments are standard for us regarding secondary suites:

We are generally opposed to rezoning RC1 to RC1S for the following reasons:

1. While there may only be one renter at this time, in future, there may end up being two renters if the house is sold and the homeowner does not reside in the house. This can lead to the property not being properly cared for and maintained.
2. Parking could become an issue if there is not adequate off-street parking, and
3. Hawkwood already has a number of secondary suites most of which are illegal which is a concern to us as the City cannot inspect nor enforce the rules in these cases.

Donna Chapman
Planning and Development
Hawkwood Community Association

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 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.

