

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 September 10**

**ISC: UNRESTRICTED  
CPC2018-0844  
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**Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,  
LOC2018-0075, Bylaw 235D2018**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Stephen Ho Architect on 2018 April 09 on behalf of the landowner Yuk Ching Ho. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation applied in developed areas that is primarily for single detached homes that may include a secondary suite.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 616 Centre A Street NW (Plan 4456R, Block 34, Lot 18 to 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 6 – 1**

Opposed: M. Foht

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JULY 12:**

That Council hold a Public Hearing on Bylaw 235D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 616 Centre A Street NW (Plan 4456R, Block 34, Lot 18 to 20) 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 235D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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**BACKGROUND**

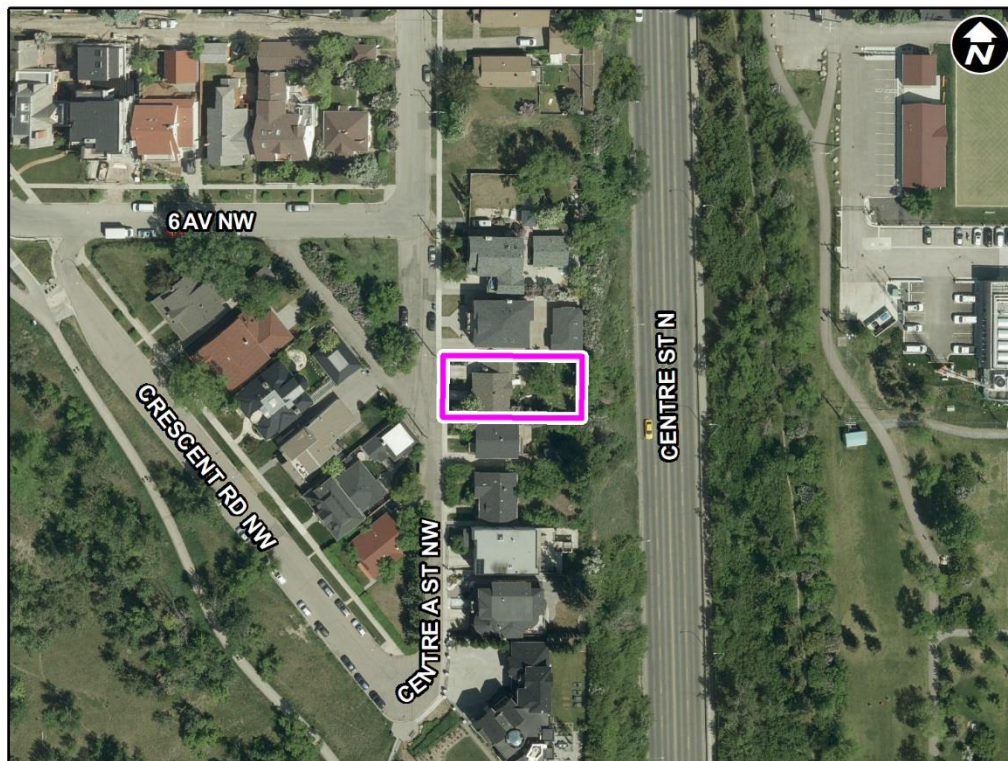
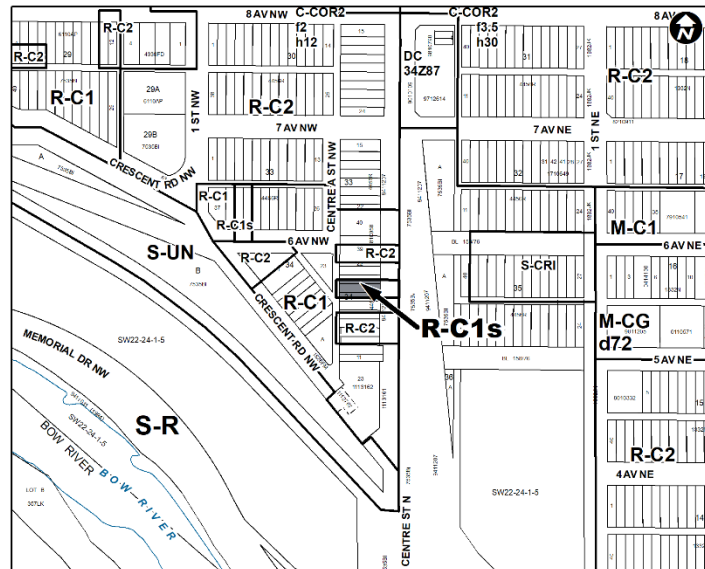
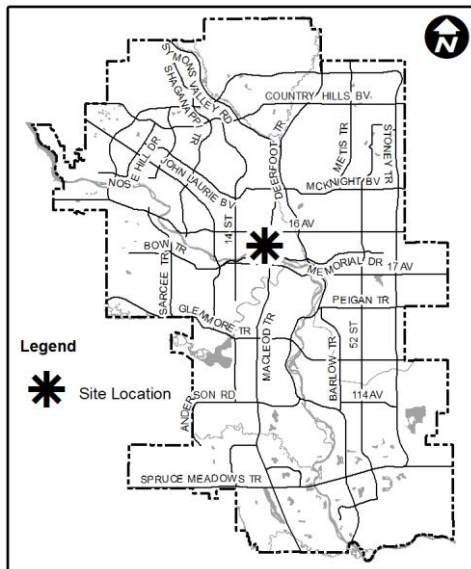
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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Location Maps



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**Site Context**

The subject site is located in the inner-city community of Crescent Heights. Surrounding development consists of low-density residential to the north, south and west of the site. Directly east of the site is Centre Street N, beyond which there is a public park. The parcel is located approximately 125 metres southwest of the intersection of Centre Street N and 7 Avenue NW. The site is approximately 15 metres by 35 metres in size and is developed with a one-storey single detached dwelling with vehicular access and parking provided by way of a front driveway from Centre A Street NW.

As identified in *Figure 1*, Crescent Heights has experienced a slight population decline from its peak in 2015.

*Figure 1: Community Peak Population*

<b>Crescent Heights</b>	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit would not be required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules. The intent of this application as expressed by the Applicant is to enable the development of a Backyard Suite. Because Council delayed the effective date for allowing Backyard Suites as discretionary uses in the R-C1 district, a land use redesignation to R-C1s is required to enable development of Backyard Suites in the interim.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from Centre A Street NW. The site does not have rear lane access. The area is served by Calgary Transit primary transit network bus service with stops located approximately 125 metres walking distance northeast and southeast on Centre Street N. On-street parking is available adjacent to the site on Centre A Street NW and is unregulated.

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***Utilities and 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.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised on the Planning and Development online map.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration received an email of no objection to the application from the Crescent Heights Community Association (Attachment 2).

No other public responses were received by Administration prior to writing this report.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

***Crescent Heights Area Redevelopment Plan (Statutory – 1997)***

The site is within the 'Low Density Residential' area as identified on Map 2: Land Use Policy of the *Crescent Heights Area Redevelopment Plan* (ARP). The low density conservation housing policy applicable to this area and outlined in Section 3.4 of the ARP seeks to allow for redevelopment that maintains the existing low density neighbourhood quality and character and

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is compatible with the surrounding streetscape. The proposed R-C1s District is a low-density residential district which allows for a minor increase in the allowable housing types with rules that require contextually sensitive development. As such, the application is generally in keeping with the policies of the ARP.

**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Crescent Heights Area Redevelopment Plan* and *Municipal Development Plan* and will allow for development that can meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. **Proposed Bylaw 235D2018**