

**LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE NW NORTH OF SCENIC ACRES LINK NW
BYLAW 30D2018**

MAP 9NW

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 the additional uses of a Secondary Suite and a Backyard Suite. 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 30

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 30D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 9123 Scurfield Drive NW (Plan 9310265, Block 6, Lot 32) 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 30D2018.

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.

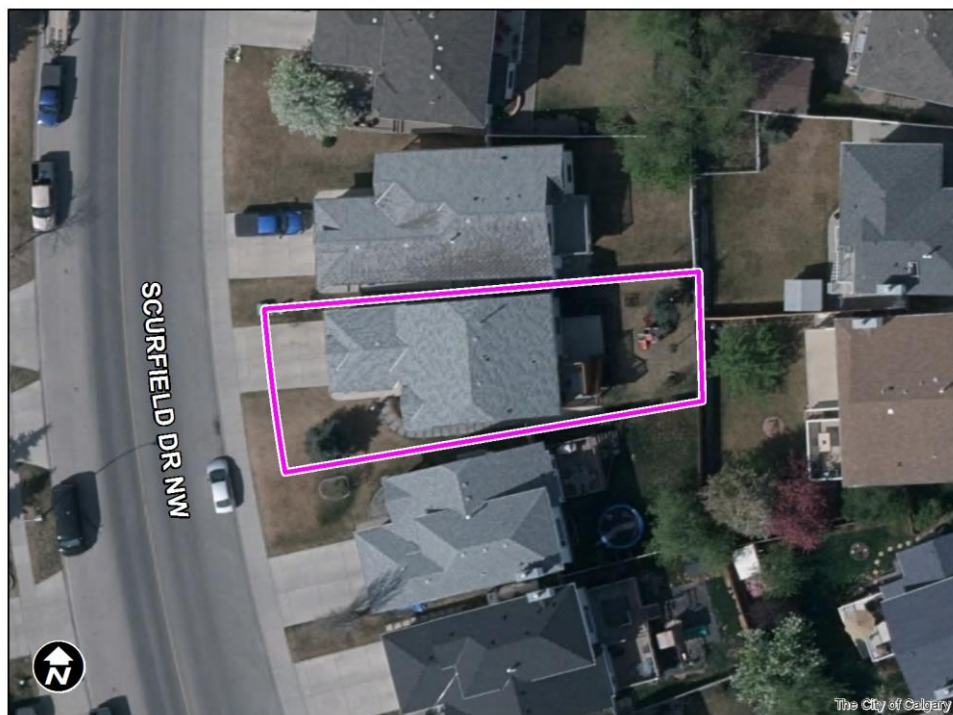
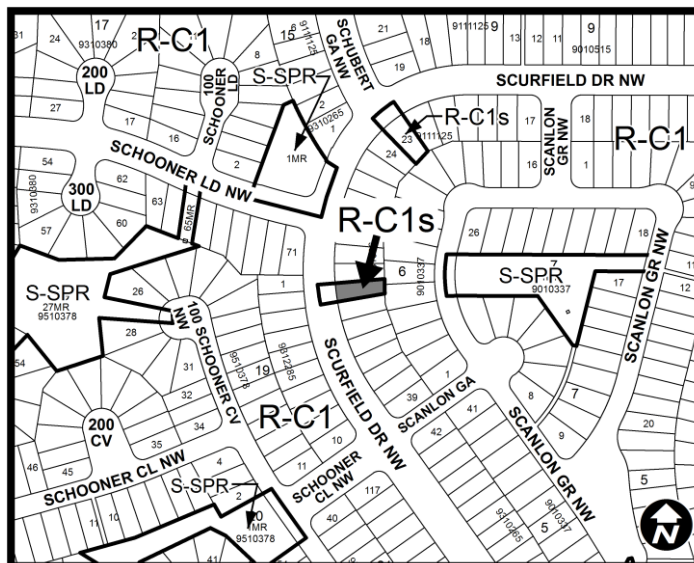
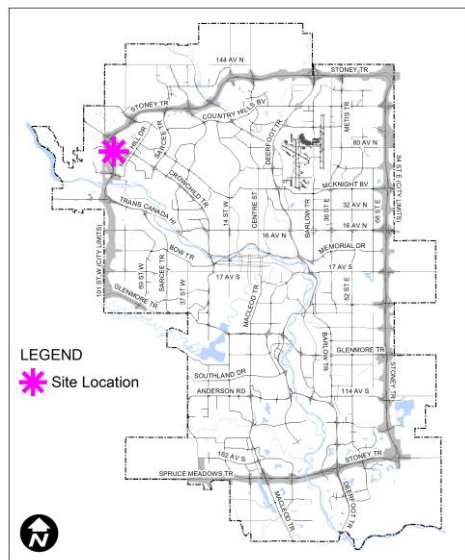
ATTACHMENT

1. Proposed Bylaw 30D2018

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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 0.04 hectares \pm (0.11 acres \pm) located at 9123 Scurfield Drive NW (Plan 9310265, Block 6, Lot 32) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 5 – 2

Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application for secondary suite in this application because the lot does not have a rear lane which reduces the parking options for residents of the property.

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Applicant:

Sylvia Xin Cui Wong

Landowner:

Sylvia Xin Cui Wong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Scenic Acres, the site is approximately 13 metres by 34 metres in size and is developed with a one-storey single detached dwelling with an attached two-car garage that is accessed from Scurfield Drive NW. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

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

Scenic Acres	
Peak Population Year	2002
Peak Population	9,608
2017 Current Population	8,251
Difference in Population (Number)	-1,357
Difference in Population (Percent)	-14%

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 Scenic Acres.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Scurfield Drive NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 100 metre walking distance of the site on Scurfield Drive NW. On-street parking adjacent to the site is unregulated 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 received a letter of no objection to the application from the Scenic Acres Community Association (APPENDIX II) and outlines that the proposal is sensitive to context within a developed area.

Citizen Comments

Administration received one (1) letter in opposition to the application which outlined the desire to maintain the character of single-family homes.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

September 18, 2017
The City of Calgary Development and Building Department
P.O. Box 2100, Station M
Calgary AB T2P 2M

Re: Land Use Amendment-Secondary Suite

Dear City Planner and Councillors:

My name is Sylvia Wong, I am the of the property at 9123 Scurfield Dr NW, Calgary, AB T3L 1X7. I am so glad that city is supporting the secondary suite project. I have the fully development and walk out basement. I got the permit from the city at 2015 to. My parent is a heavy smoker and I really hope I could provide more privacy and more freedom space for them in order to keep good relationship and health life style. This is the main reason for apply secondary suite. Also, will be a financial benefit for us to accept home stay students in the future.

Thank you so much for your supports and looking forward to hear from you.

Best regards,
Sylvia Wong

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APPENDIX II

LETTERS SUBMITTED



October 8, 2017

Matthew Atkinson
File Manager
Planning and Development
City of Calgary

Re: LOC2017-0267

Thank you for allowing the Scenic Acres Community Association (SACA) to comment on Land Use Amendment Application LOC2017-0267. With respect to this permit, we have the following comments.

SACA does not object to this Land Use Amendment application. We believe it is sensitive to context within a developed area.

SACA has distributed notices of this application to adjacent residents within a 60 metre radius and has not received any comments from them.

The applicant has discussed the Land Use Amendment application with the Community Association.

We appreciate the opportunity to comment on this application.

Colin Yeo
Director, Facilities and Community Development
Scenic Acres Community Association

M. Atkinson

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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.

