

LAND USE AMENDMENT  
CAMBRIAN HEIGHTS (WARD 4)  
NORTH SIDE OF CADOGAN ROAD NW  
BYLAW 76D2018

MAP 33C

**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 on the same parcel as a single detached dwelling. The site contains an existing one-storey single detached dwelling with vehicular access from the rear lane, but with no formal on-site parking in the form of a garage or parking pad. 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 January 11

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 76D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 40 Cadogan Road NW (Plan 9043HA, Block 7, Lot 12) 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 76D2018.

**REASONS FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community of Cambrian Heights. The proposal conforms to the 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.

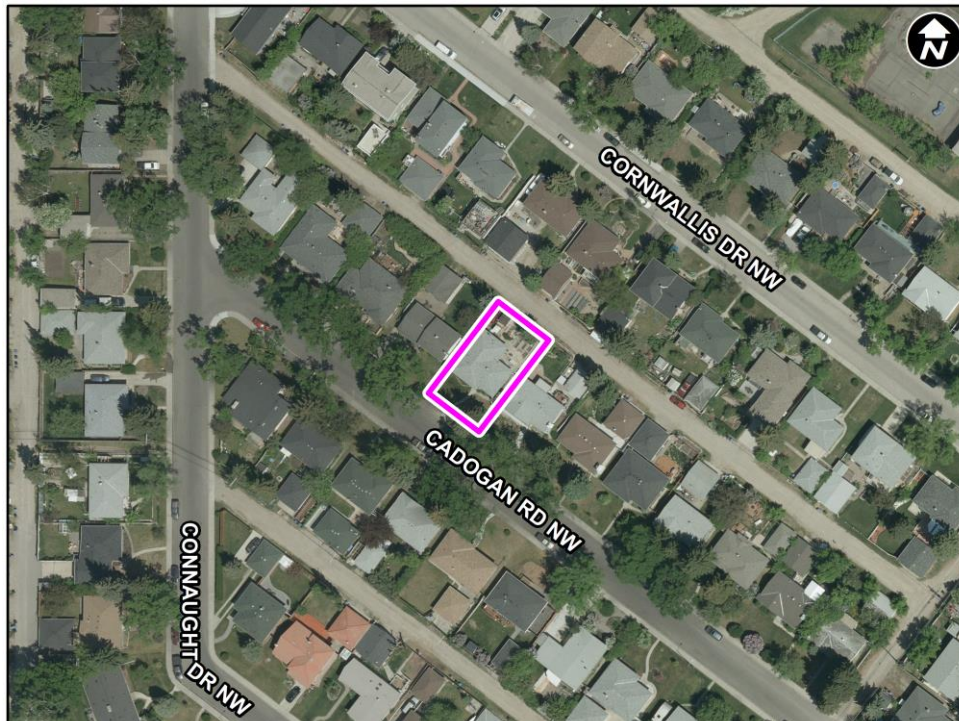
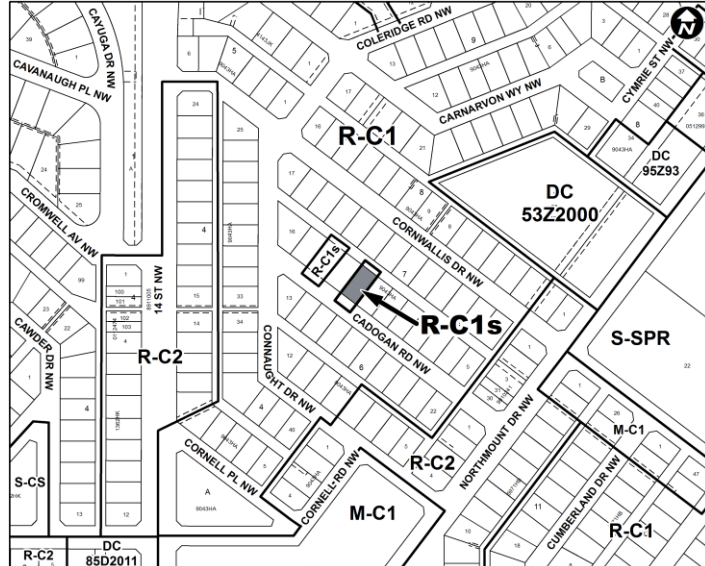
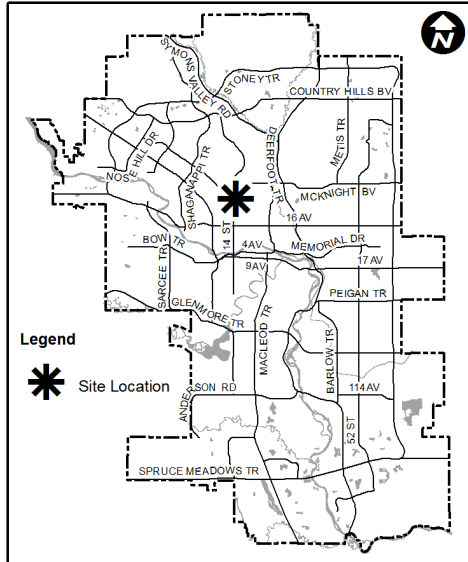
**ATTACHMENT**

1. Proposed Bylaw 76D2018

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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 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 40 Cadogan Road NW (Plan 9043HA, Block 7, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**

**Carried: 8 – 0**

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**Applicant:**

Brian M Haley

**Landowner:**

Brian M Haley  
Yoko Yamamoto-Haley

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Cambrian Heights, the site is approximately 16.76 metres by 30.48 metres and 510.75 square metres in size. The site is developed with a one-storey single detached dwelling with no designated on-site parking, but with rear lane access for vehicles.

The subject site is surrounded by properties zoned R-C1 with the second lot to the north-west of the site zoned as R-C1s for the purpose of developing a secondary suite. To the east of the subject site along Northmount Drive NW, three (3) schools and a Post-secondary Learning Institution exist.

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

<b>Cambrian Heights</b>	
Peak Population Year	1969
Peak Population	3,301
2017 Current Population	2,075
Difference in Population (Number)	-1,226
Difference in Population (Percent)	-37%

**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 Cambrian Heights.

## **TRANSPORTATION NETWORKS**

Pedestrian access to the site is available from Cadogan Road NW and vehicular access from the rear lane. Although there is sufficient space on the subject site to provide parking, there is no formal area designated for parking stalls and a future Development Permit will be required to determine where the required minimum of two parking stalls can be provided on the site. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit with bus stops (Routes 4, 5 and 20) on 14 Street NW and Northmount Drive NW both within 320 metres walking distance of the site. The Bus Rapid Transit (Route 301) bus stop is situated to the east of the site at approximately 2.8 kilometres or a 37 minute walking distance.

## **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 did not receive a response from the Cambrian Heights Community Association.

**Citizen Comments**

Administration did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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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?

THE BENEFITS ARE FOR MYSELF AND FAMILY, INCREASED INCOME BY REDESIGNATION TO ALLOW A SECONDARY SUITE. THE SURROUNDING COMMUNITY AND NEIGHBOURS WILL BENEFIT BY AN INCREASE IN PROPERTY VALUE AND REVITALIZATION. THE CITY OF CALGARY WILL BENEFIT BY ALLOWING A SECONDARY SUITE TO HOUSE A GROWING STUDENT/POPULATION WITH AFFORDABLE HOUSING.

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

PERSONAL CONSULTATION HAS BEEN DONE WITH NEIGHBOURS WHO ARE CURRENTLY DEVELOPING A SECONDARY SUITE WITH POSITIVE RESPONSE.

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

REQUIRED PARKING CURRENTLY PROVIDED WITH LAKE ACCESS. HOME FRONTAGE AS WELL SERVES AS PARKING SPACE FOR PRIMARY DWELLING.

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

NONE.

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.

