

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0758

**Land Use Amendment in Tuscany (Ward 1) at 185 Tusslewood Drive NW,
LOC2019-0055**

EXECUTIVE SUMMARY

This land use amendment application was submitted by the landowner, Naomi Gropp, and the two other landowners, Gerald and Lydia Gropp, on 2019 April 25. This application proposes to change the designation of this property from DC Direct Control District to Residential – Contextual One Dwelling (R-C1s) District to allow for:

- a single detached dwelling that may have a secondary suite (e.g. basement suite), or backyard suite (e.g. carriage house, garage suite);
- a maximum building height of 10 metres (the same as the current maximum of 10 metres);
- a maximum of one dwelling unit and one suite (either a secondary suite or a backyard suite, not both); and
- the uses listed in the proposed R-C1s District.

The proposed land use amendment to R-C1s is supported by Administration as it aligns with the applicable policies of the *Municipal Development Plan* and the *Revised West Scenic Acres Area Structure Plan*.

No development permit application has been submitted at this time.

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 (0.12 acres \pm) located at 185 Tusslewood Drive NW (Plan 0310519, Block 27, Lot 38) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 JUNE 20:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 185 Tusslewood Drive NW (Plan 0310519, Block 27, Lot 38) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to **Proposed Bylaw 156D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 12, Council added the discretionary uses of Secondary Suite, and Backyard Suite to the R-C1, R-1, and R-C1L districts. Council also amended the purpose statements of the R-C1s, R-1s, and R-C1s to highlight that these districts are intended to accommodate a Secondary Suite as a permitted use on parcels developed with single detached dwellings.

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 is intended to encourage the development of legal and safe suites throughout the city.

BACKGROUND

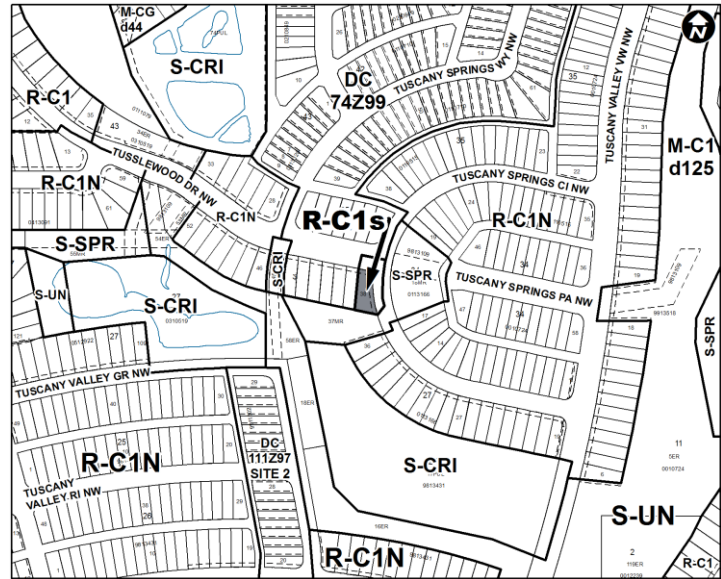
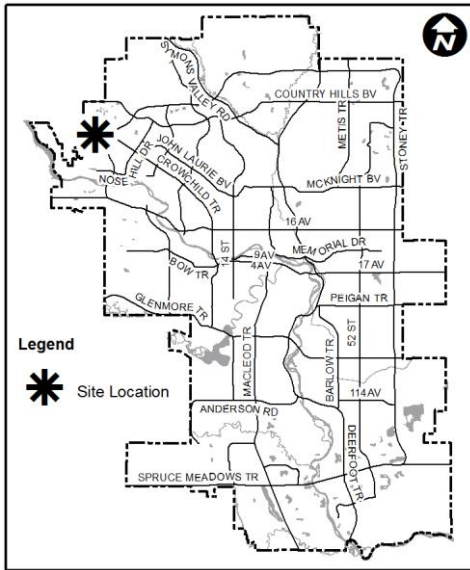
This land use amendment application was submitted by the landowner, Naomi Gropp, and the two other landowners, Gerald and Lydia Gropp, on 2019 April 25. To Administration's knowledge, there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint. The Applicant's Submission indicated their desire to apply for a secondary suite (Attachment 1). No development permit application has been submitted at this time.

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Location Maps



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Site Context

The subject site is located in the northwest community of Tuscany at the southwest corner of Tusslewood Drive NW and Tuscany Springs Circle NW. The site is approximately 0.05 hectares in size and is a corner lot with no rear lane. The site is approximately 14 metres wide and 35 metres long and is currently developed with a two-storey single detached dwelling with an attached front double-car garage accessed from Tusslewood Drive NW. Adjoining the parcel in the rear is a City park that includes a public pathway that runs throughout the neighbourhood. The park continues across Tuscany Springs Circle NW to the east, creating a pedestrian connection to Tuscany Springs Park NW and additional roads and pathways.

Surrounding development is characterized by primarily single detached dwellings. Parcels to the north are also part of the same DC Direct Control (74Z99) as the subject parcel, which does not allow for suites. The surrounding parcels to the east, west, and south are designated as Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, which does allow for both secondary suites and backyard suites.

As identified in *Figure 1*, the community of Tuscany reached peak population in 2015.

Figure 1: Community Peak Population

Tuscany	
Peak Population Year	2015
Peak Population	19,737
2018 Population	19,723
Difference in Population (Number)	-14
Difference in Population (Percent)	-0.07%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing DC Direct Control District (Bylaw 74Z99) is based on the R-1A Residential Narrow Lot Single-detached District of Land Use Bylaw 2P80. The DC Direct Control District includes specific rules regarding the maximum allowable lot coverage, building height, and lot width, in addition to requiring development design guidelines for the area. The uses of Secondary Suite

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and Backyard Suite are not included within Land Use Bylaw 2P80, and so are not part of the DC District.

The proposed R-C1s District is intended to accommodate contextually sensitive residential developments in the Developed Area and would allow for either a Secondary Suite or Backyard Suite on a parcel. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules. The existing home conforms to the rules of the proposed R-C1s District.

Development and Site Design

The rules of the proposed Residential – Contextual One Dwelling (R-C1s) District will provide basic guidance for the future site redevelopment including building massing and height, landscaping and parking in addition to allowing for either a Secondary Suite or Backyard Suite. The current attached front drive garage allows for two parking stalls, which satisfies the parking requirements for the primary dwelling and a secondary suite.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along both Tuscany Springs Circle NW and Tusslewood Drive NW. Vehicular access is provided from an existing front driveway on Tusslewood Drive NW. Street parking is available on both streets. There is no rear lane.

The site is serviced by Calgary Transit with bus stops located approximately 500 metres west of the site on Tuscany Springs Hill and 500 metres north on Tuscany Springs Boulevard. The Tuscany LRT Station is approximately one kilometre northeast.

A Transportation Impact Assessment was not required as part of this application.

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 onsite 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 external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

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As part of the submission package, Administration received a letter of support from the Tuscany Community Association (Attachment 2). No comments were received from the public. 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.

Strategic Alignment

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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential Area and more specifically the Planned Greenfield with Area Structure Plan (ASP), 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 for Developing Residential Areas (e.g., neighbourhood infill and redevelopment, and housing diversity and choice) as it accommodates a variety of housing options, including suites.

Revised West Scenic Acres Area Structure Plan (Statutory – 1993)

This parcel falls under the *Revised West Scenic Acres ASP*. The ASP policies identify the area as appropriate for residential development, with no specifically relevant policies related to this site.

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.

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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 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):

This proposal is keeping with applicable policies including the *Municipal Development Plan*, and the *Revised West Scenic Acres Area Structure Plan*. The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal allows for additional opportunities of housing on this property, which can better accommodate the needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Tuscany Community Association Letter
3. **Proposed Bylaw 156D2019**