

**LAND USE AMENDMENT
UPPER MOUNT ROYAL (WARD 8)
14 STREET SW AND 30 AVENUE SW
BYLAW 277D2017**

MAP 9C

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 no 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 June 29

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 277D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 3014 - 14 Street SW (Plan 8632FT, Block 83, Lot 6) 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 277D2017.

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 Upper Mount Royal Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

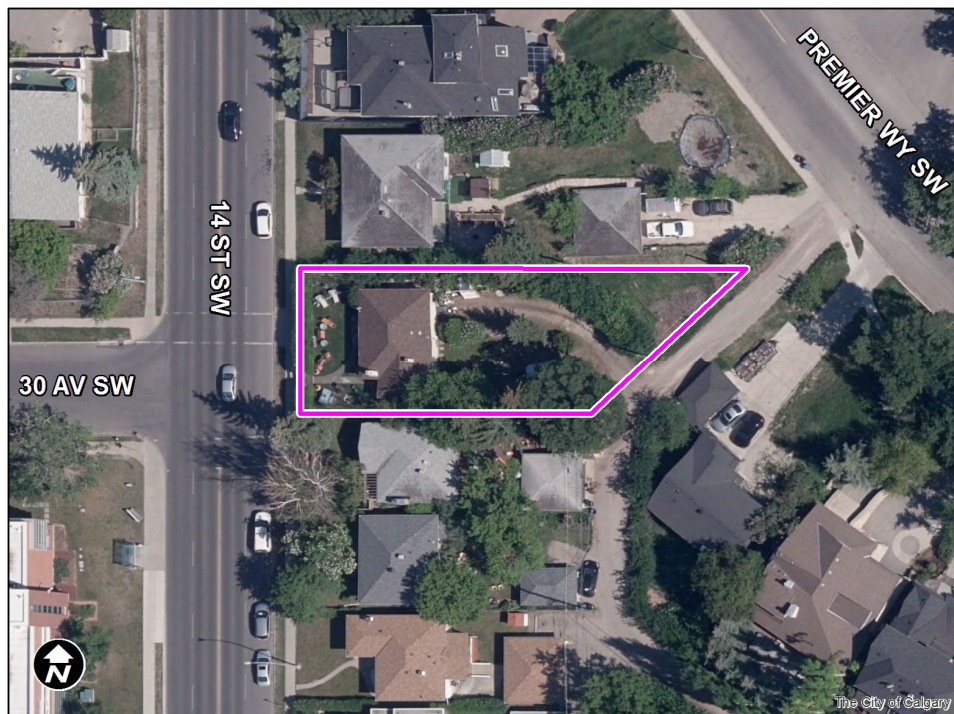
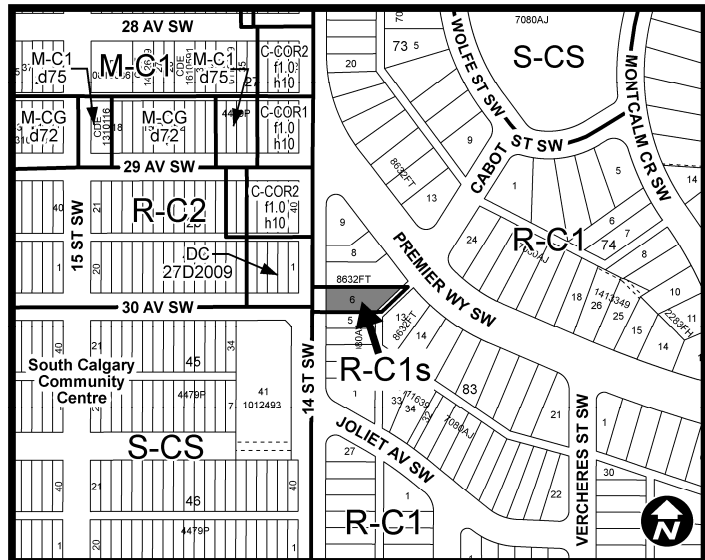
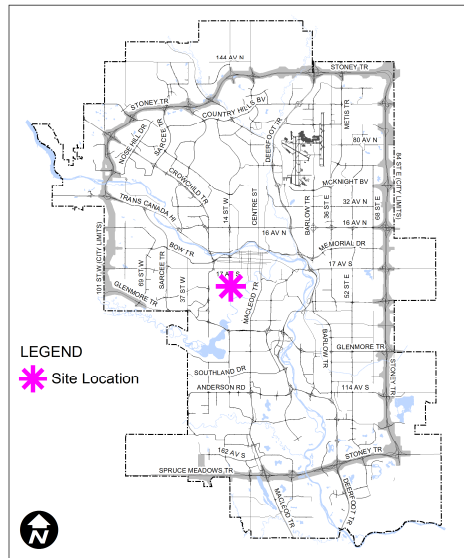
ATTACHMENTS

1. Proposed Bylaw 277D2017
2. Public Submission

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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 0.08 hectares ± (0.19 acres ±) located at 3014 - 14 Street SW (Plan 8632FT, Block 83, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Absent: Mr. Wright left the room due to a conflict of interest and did not take part in the discussion or voting.

Carried: 6 – 1

Opposed: M. Foht

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Applicant:

Matthew Kowbel

Landowner:

Sahota S B Investments Inc

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Upper Mount Royal, the site is approximately 18 metres by 56 metres in size and is developed with a one-storey single detached dwelling, and parking area that is accessed from the rear lane. Single detached dwellings exist to the north, south and east of the site. An emergency services station and two vacant parcels with a conditionally approved Development Permit for a new 30 unit multi-residential development exist to the west of the site, across 14 Street SW.

According to data from The City of Calgary 2016 Census, the following table identifies Upper Mount Royal peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Upper Mount Royal	
Peak Population Year	1969
Peak Population	3,147
2016 Current Population	2,513
Difference in Population (Number)	-634
Difference in Population (Percent)	-20.1%

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).

Upper Mount Royal Area Redevelopment Plan (1996)

The site is located within the “Garden Suburb Area” on the Character Areas Map (Map 3) in the *Upper Mount Royal Area Redevelopment Plan*. This area aims to maintain the existing Garden Suburb character of the community; therefore this land use proposal is consistent with the policy direction of the plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 14 Street SW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 50 metre walking distance of the site on 14 Street SW. 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 for a Backyard Suite, subject to the technical review 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 Upper Mount Royal Community Association.

Citizen Comments

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Loss of single family community character;
- Parking; and
- Increased community traffic.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The intent of rezoning the Lot is to allow the designation for a Secondary Suite/Backyard Suite in a developed area. The Backyard Suite would be located at the rear of the property and applied for under the Building Permit process once the land is rezoned.

The lot is located by 14 ST, near public transportation, schools, etc.

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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.

