

**LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TRAFFORD PLACE NW AND TRAFFORD DRIVE NW
BYLAW 355D2017**

MAP 4N

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 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 October 05

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 355D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4 Trafford Place NW (Plan 8474GY, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 355D2017.

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.

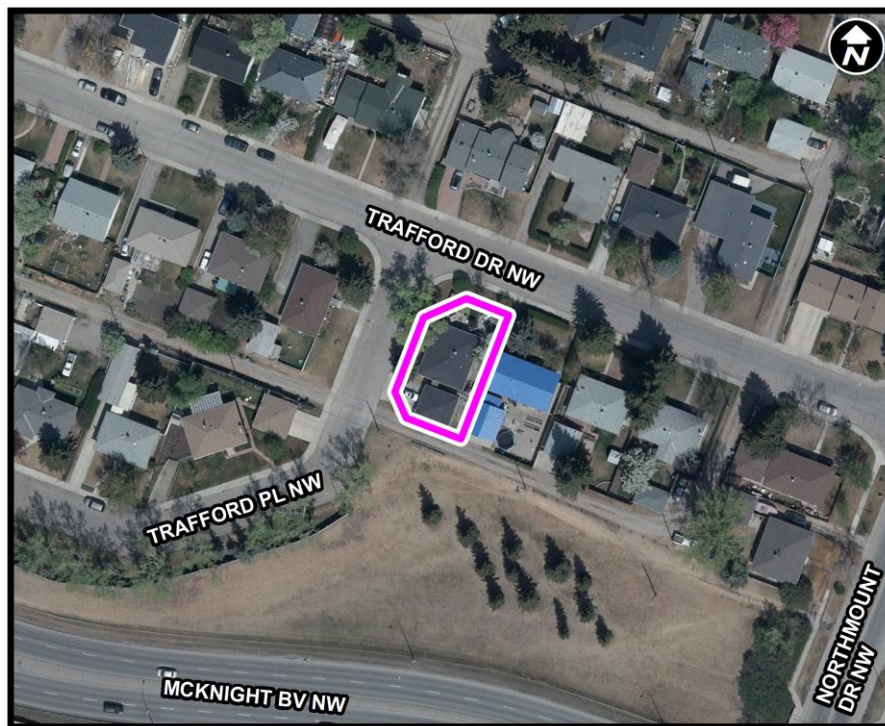
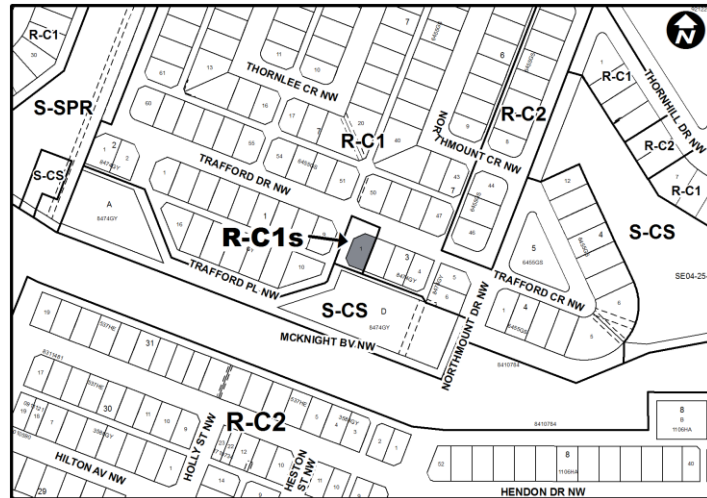
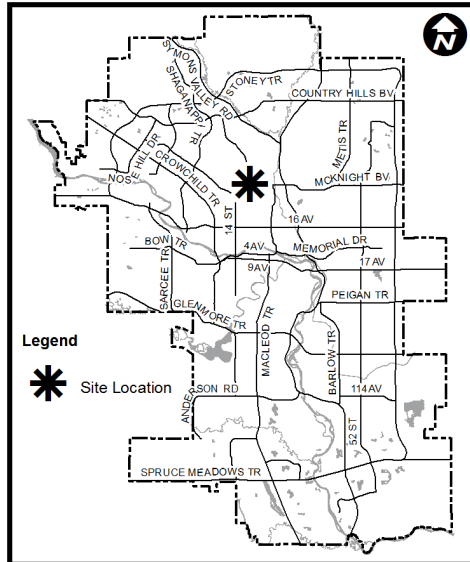
ATTACHMENT

1. Proposed Bylaw 355D2017

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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 (0.12 acres \pm) located at 4 Trafford Place NW (Plan 8474GY, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Shelly Williams

Landowner:

Barry Christopher Quinn

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 17 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached, two-car garage that is accessed from Trafford Place NW. Single detached dwellings exist to the north, west and east of the site and a lane, adjacent to a park/greenspace exists to the south of the site.

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

Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2017 Current Population	8,474
Difference in Population (Number)	-2,905
Difference in Population (Percent)	-26%

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Trafford Place NW and the rear lane. The area is served by Calgary Transit route 20 with a bus stop pairing located within approximately 200m walking distance of the site on Northmount Drive NW. On-street parking adjacent to the site is unregulated

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.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Thorncliffe/Greenview Community Association (APPENDIX II).

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

To whom it may concern,

The motive behind my decision to buy a property with a basement suite is to help support my income so that I may scale back my hours at work and return to school on a part time basis as a Residential and Commercial Appraiser.

Additional benefits to permitting this Land Use Amendment include:

- Another safe, legal suite, built to meet the safety standards of 2017; and one that will be added to Calgary's secondary suite registry list.
- A quality and affordable living accommodation for tenants that will be managed by a responsible and experienced landlord living above them.
- This property is uniquely positioned on a corner lot facing west and provides four parking spaces. With only one immediate neighbor who is adjacent to the east and facing north, parking on the street will be highly unlikely. With very few immediate neighbors, the possibility of a secondary suite interfering with others is low.
- I have reached out via telephone to the Thorncliffe Community Association and have spoken with Marvin Quashnick. I have also reached out to Councillor Sean Chu (Ward 4) to discuss my intentions for the property. Both were very supportive of my plan to develop a secondary suite in my basement and in my community.

Finally, I'd like to take this opportunity to thank you for reviewing my application. I look forward to hearing from you regarding your decision.

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-364
LOC2017-0218
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APPENDIX II

LETTERS SUBMITTED

August 8, 2017

The Thorncliffe/Greenview Community Association fully supports this application. If possible could you let us know when this goes to council.

Thanks
Marvin Quashnick
TGCA

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 simply 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.

