

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
CHARLESWOOD DR NW AND 24 ST NW
BYLAW 248D2017

MAP 31C

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 and 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 June 15

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 248D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2508 Cherokee Drive NW (Plan 8172HS, 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 248D2017.

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.

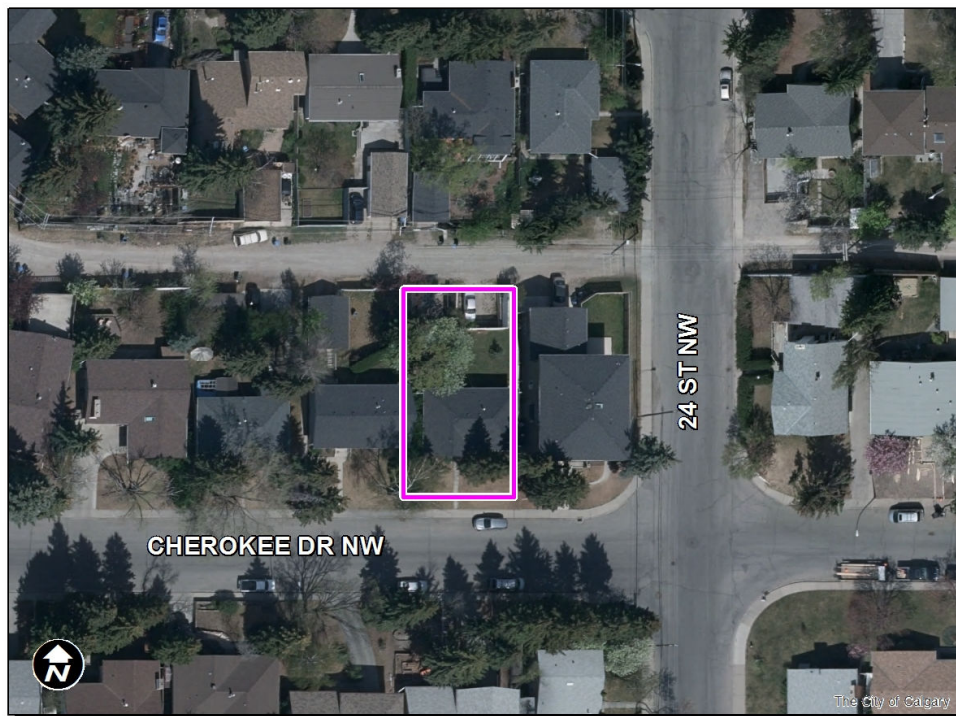
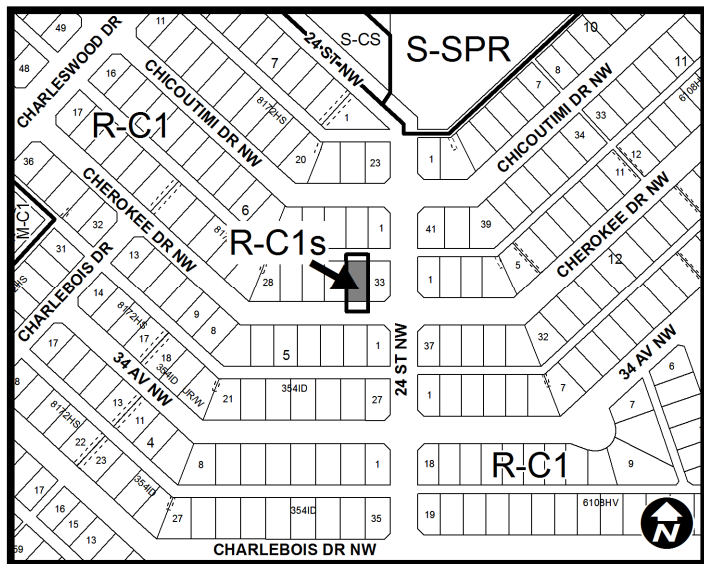
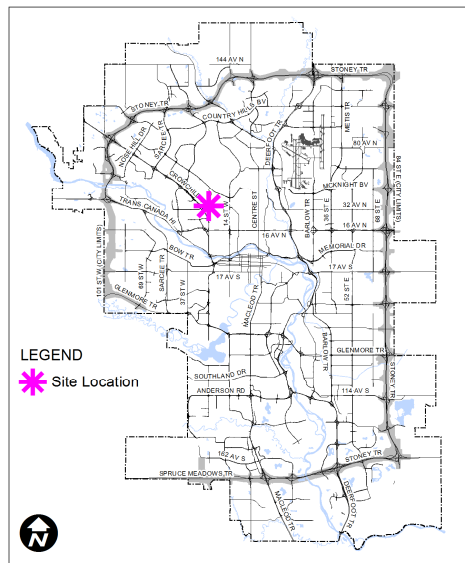
ATTACHMENT

1. Proposed Bylaw 248D2017
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 0.05 hectares \pm (0.12 acres \pm) located at 2508 Cherokee Drive NW (Plan 8172HS, Block 6, Lot 32) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: L. Juan

Carried: 6 – 0

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MAP 31C

Applicant:

Absolutely Affordable Home
Improvements

Landowner:

Paula E Angus
William R Angus

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Charleswood, the site is approximately 16 metres by 30 metres in size and is developed with a one-storey Single Detached Dwelling two-car garage that is accessed from the rear lane R-C1 uses exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Charleswood/Collingwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Charleswood/Collingwood	
Peak Population Year	1969
Peak Population	9,822
2016 Current Population	5,874
Difference in Population (Number)	-3,948
Difference in Population (Percent)	-40.2%

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.

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MAP 31C

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 Cherokee Drive NW and the rear lane. The area is served by Calgary Transit Route 65 bus service/light rail transit) with a (bus stop/light rail transit station) location within approximately 100 metre walking distance of the site on 24 Street 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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MAP 31C

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter with conditional support for the application from the Triwood Community Association (APPENDIX II).

Reasons stated for the conditional support are summarized as follows:

- Typically support R-C1s redesignations with owner-occupant and no relaxations to bylaw requirements.
- Triwood CA does not support the development of garage or garden suites.

Citizen Comments

Administration received one letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Experience living in a secondary suite in Vancouver related to on-street parking problems.
- Concern with possibility of increased noise and partying if there are too many secondary suites in the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

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MAP 31C

APPENDIX I

APPLICANT'S SUBMISSION

We the home owners of the above mention address would like you to consider and approve the application for redesignation are.

- 1) In consideration of our lot and slope we did not want our garage to look like just a roof line from our back windows of the house. We do also have an original garage with a flat roof that we currently utilize for extra yard space.
- 2) One of our neighbours to the east have a rear access garage that is attached to the house with what we assume is a room of some sort. So with this being said we would like to have somewhat of the same look of size as neighboring lot.
- 3) Also we are considering our retirement as we are getting to age of needing to plan for the future. When approved we would like to live in the suite above and rent the housed out to family, or university students, due to our location to the university. We think that this would be best for us so that we could keep a watch on our investment on renting to people.
- 4) We also think that in doing a project of this scale would help keep the community new looking and up to date. This would also help in hopefully helping the rest of the community to start upgrading and putting money back into the community.

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APPENDIX II

LETTERS SUBMITTED

May 17, 2017
Morgan Huber
File manager
City of Calgary Planning

Re.2508 Cherokee Drive NW. LOC2017-0120. Land use amendment from RC-1 to RC-1s

Morgan

The Triwood Planning Committee (TPC) met and reviewed the above land use amendment proposal.

The TPC typically supports the land use amendment from RC-1 to RC-1s with the following caveats:

- The owners of the property be residents at the subject property.
- All the requirements for a secondary suite be followed, including the off-street parking requirements without resorting to parking accessed over the sidewalk.
- The future suite be contained within the envelop of the existing house.

The TPC does not support the development of garden suites or suites over a detached garage, nor does it support suites in or above a garage that is attached to the house.

This report was prepared by Gordon Alger
Triwood Planning Committee

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MAP 31C

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.

