

LAND USE AMENDMENT
MAYLAND HEIGHTS (WARD 10)
MCKINNON DRIVE and 19 STREET NE
BYLAW 199D2017

MAP 24C

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 the application was not submitted as a result of a complaint.

The site is located within the Airport Vicinity Protection Area NEF 25-30 contour but the addition of a secondary suite is allowed in this location.

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

2017 May 04

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 199D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1203 Motherwell Road NE (Plan 2942JK, Block 11, Lot 18) 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 199D2017.

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.

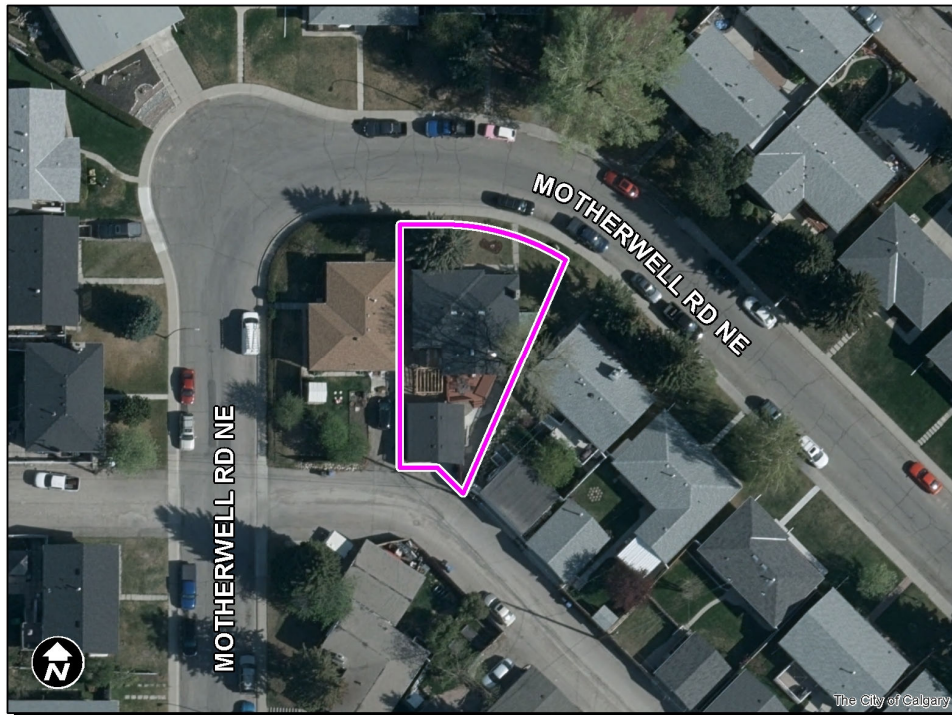
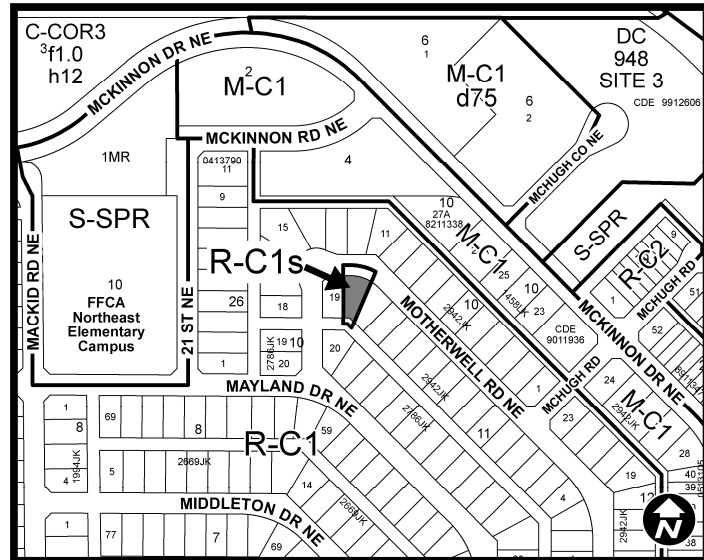
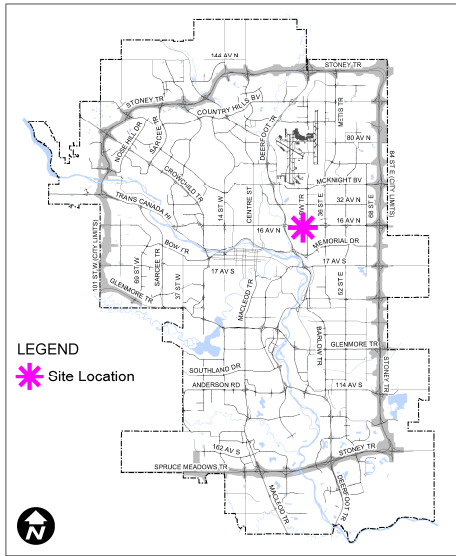
ATTACHMENT

1. Proposed Bylaw 199D2017
2. Public Submissions

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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 ± (0.12 acres ±) located at 1203 Motherwell Road NE (Plan 2942JK, Block 11, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to allow a secondary suite or backyard suite for the following reasons:
 - a) The property has adequate parking options in the rear and front of the parcel.
 - b) The property meets or exceeds the required width and depth of lots for secondary/backyard suites.

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Applicant:

Molly K Hamilton

Landowner:

Molly K Hamilton
Shawn Hamilton

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Mayland Heights, the site is approximately 17 metres by 31 metres in size and is developed with a single storey Single detached dwelling and a two-car garage that is accessed from the rear lane. Single detached homes exist to the east, south, and west of the site, with some multi-residential housing situated to the north.

According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies Mayland Heights' peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations, if any.

Mayland Heights	
Peak Population Year	1986
Peak Population	6,375
2016 Current Population	5,919
Difference in Population (Number)	-456
Difference in Population (Percent)	-7.2%

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 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).

Noise Exposure Forecast

The site is located within the Airport Vicinity Protection Area NEF 25-30 contour. This contour does not restrict the provision of secondary suites and an additional dwelling unit in this location is considered to be appropriate.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Motherwell Road NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop located within approximately 300 metres walking distance of the site on McKinnon Drive NE. 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 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 Crossroads Community Association.

Citizen Comments

Administration received one letter of support for the application, seven letters of objection, and one petition in opposition to the application. The petition contained 31 signatures.

Reasons stated for support (one letter) are summarized as follows:

- Secondary suites provide affordable and safe housing.
- Secondary suites result in property value increases.

Reasons stated for objection (seven letters) are summarized as follows:

- Desire to keep the area R-1 and single family.
- Concerns about existing crime, number of renters in the area, and absentee landlords.
- Concerns about parking and increased density.

Reasons stated in the petition against the proposed land use redesignation are summarized as follows:

- Secondary suites are already allowed in parts of the community that are designated R-C2, and suites should not be allowed within the R-C1 area.
- There is a perception that Mayland Heights already has more than its “fair share” of multi-family homes, and that approval of the suite will add to existing traffic problems.
- The owner of the property does not live in the province.
- The established single family character of the area should be recognized and honoured.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this Land Use Redesignation (Secondary Suites) Application form for our property located at 1203 Motherwell Road N.E., Calgary, Alberta, T2E 6E6.

We wish to change the land use designation from the R-C1 designation to the R-C1 s designation. It is our intention to make this a legal basement suite and to do whatever is necessary to ensure it meets the Alberta Building Code. We would like to make living in the suite safe for all concerned and intend to add it to The City's legal suite registry.

The house was built in 1965 but we do not know the exact date this suite was built. We do know that it was built prior to our purchase of the house in 2003.

We believe that this suite meets all of the R-C1s Secondary suite requirements:

- The house is a single detached dwelling
- This basement secondary suite (mother-in-law) is the only suite located on this property and in this dwelling unit
- The suite is a self-contained dwelling unit within the main residence and has separate living, cooking, sleeping and bathroom facilities.
- The suite is entirely located in the basement
- There is double car garage and parking space for an additional three motor vehicles in front of the house
- There is a private amenity space that is outdoors and over 7.5 m² with no dimension less than 1.5 m.