

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017

MAP 34SS

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.

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 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 207D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 55 Midnapore Place SE (Plan 7710317, Block 1, Lot 132) 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 207D2017.

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 Revised Midnapore Phase 2 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 207D2017
2. Public Submission

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017

MAP 34SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 55 Midnapore Place SE (Plan 7710317, Block 1, Lot 132) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017

MAP 34SS

Applicant:

Winnie Ching Man Wong

Landowner:

Gordon Kit Ming Wong
Winnie Ching Man Wong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Midnapore, the site is approximately 16 metres by 27 metres in size and is developed with a one-storey single detached dwelling. Single detached dwellings exist to the north, east, south, and west of the site.

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

Midnapore	
Peak Population Year	1990
Peak Population	7,697
2016 Current Population	7,099
Difference in Population (Number)	-598
Difference in Population (Percent)	-8%

LAND USE DISTRICTS

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 and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules. A development permit is required for the development of a Secondary Suite or a Backyard Suite.

Parking for both the single detached dwelling and the Secondary Suite can be achieved from the lane to the existing parcel. The space, configuration and access can be managed through the development permit process.

**LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017**

MAP 34SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The site is located within the “City 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 (MDP) (Adopted by Council 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).

Revised Midnapore Phase 2 Area Structure Plan (Adopted by Council 1991)

The ASP makes no specific reference to the parcel which is located in an area identified as the ‘Midnapore I Planning Area’ (Map 2: Land Use). The ‘Midnapore 1 Planning Area’ is subject to the *Midnapore I Design Brief* that was approved by Council in 1975. This design brief provides a number of development recommendations for the area including that it should be developed for predominantly residential purposes with a variety of dwelling unit types and arrangements to accommodate people of all ages and incomes (Recommendation A.1., p.6).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available Midnapore Place SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Midridge Drive SE. 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.

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017

MAP 34SS

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 received a letter of no objection to the application from the Mid-Sun Community Association (APPENDIX II).

Reasons stated for no objection are summarized as follows:

- Provision of parking for low income residents;
- Appropriate location near LRT Station and St. Mary's University; and
- Parking concerns to be addressed at time of the development permit.

Citizen Comments

Administration received 5 (five) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Parking;
- Vehicle maneuvering in the cul-de-sac;
- Existing illegal basement suite;
- Noise; and
- Construction materials in yard.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017**

MAP 34SS

APPENDIX I

APPLICANT'S SUBMISSION

This is a self-contained dwelling unit. If the basement becomes a secondary suite it is a very affordable option for people who are seeking for a place to live. With the rising prices of standard of living, this would be an affordable option. St. Mary's University College is also a walking distance away (approx. 5 minutes) hence it would make an affordable living space for students as well/ This house is close to 2 c-train stations all by walking distance. There area also many amenities near by such as the YMCA, Superstore, Sobeys, Shawnessy library and many other daily essential stores.

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
MIDNAPORE PLACE SE AND 1 STREET SE
BYLAW 207D2017

MAP 34SS

APPENDIX II

LETTERS SUBMITTED

File number: LOC2017-0075

Name(s) of Planning Representative(s) who completed this form: Mark Schmidt

Community Association: Mid-Sun Community Association

Date returned: 4/3/2017

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility. Yes

What are the strengths and challenges of the proposed development? Strengths are potentially providing housing to low-income residents such as students. Challenges are insuring that the property fits in to the neighbourhood and does not affect it adversely.

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area? A plan should be implemented for parking in the back, though this may come up if and when a development permit is sought.

The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes): The location, near the C-Train and St. Mary's, seems to make this appropriate for a secondary suite.

The site design: Appears to have space for parking and separate accesses from the side or lane. Backyard may need to be relandscaped for parking.

The building design: Seems adequate for suite, but again this will be addressed at the time of a development permit application.

Has the applicant discussed the development permit application with the Community Association? No

If yes, what information was provided? Has not discussed.

Please provide any additional comments or concerns regarding the proposed development. I would like some clarification on whether or not the applicant will be living at the site, or intends to rent out both the main floor and suite. This can affect how the site is used, and the relationships that the neighbours have with these developments.

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.

