

**LAND USE AMENDMENT
MILLRISE (WARD 13)
MILLBANK DRIVE SW AND MILLBANK ROAD SW
BYLAW 167D2017**

MAP 33SS

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential parcel in Millrise from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The parcel contains an existing single detached dwelling and the application is not 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 April 06

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 167D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 43 Millbank Drive SW (Plan 8011615, Block 17, Lot 20) 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 167D2017.

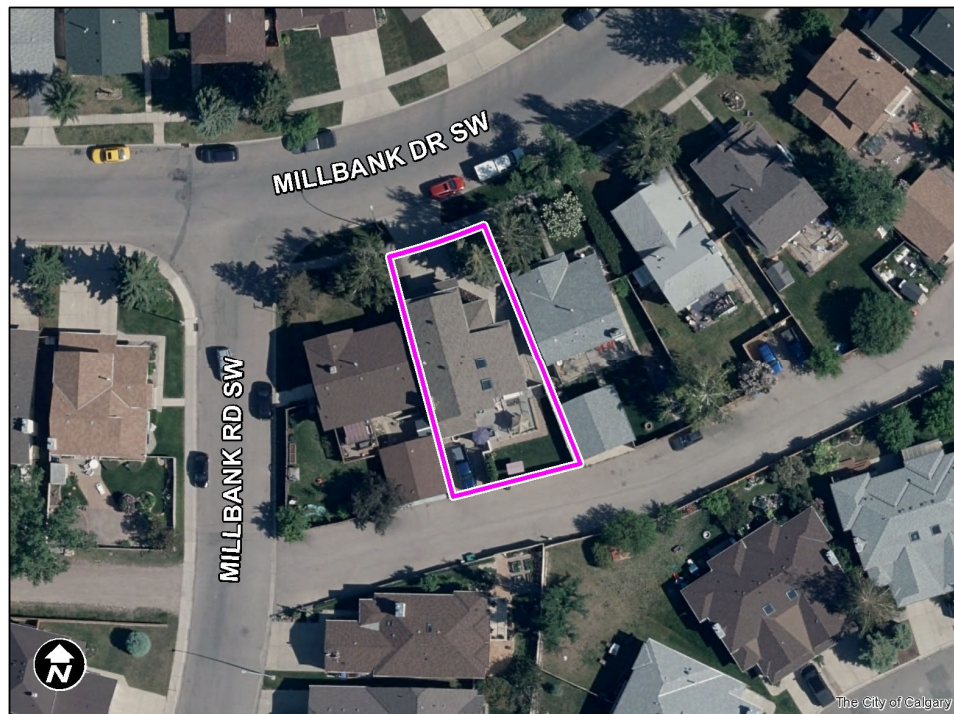
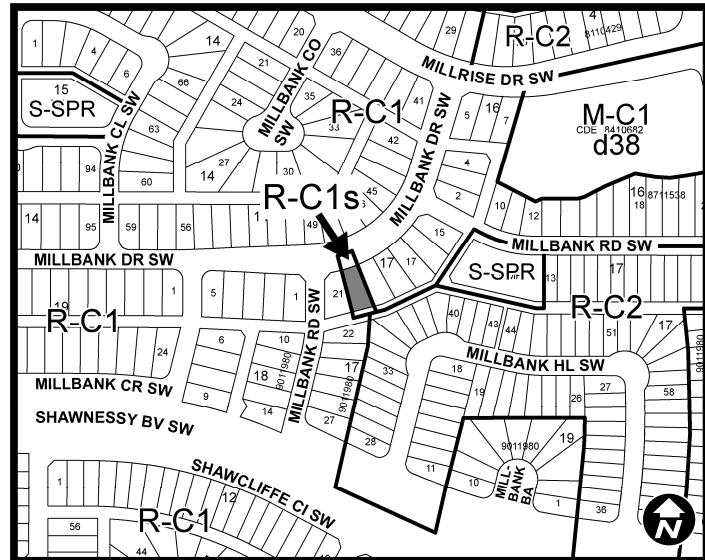
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of additional residential use (Secondary Suite or a Backyard Suite) which are compatible with and complimentary to the existing low density residential character of the community.

This proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

ATTACHMENTS

1. Proposed Bylaw 167D2017
2. **Public Submission**

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 43 Millbank Drive SW (Plan 8011615, Block 17, Lot 20) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Rosalla Alday

Landowner:

Rosalla Alday
Dionesio Alday

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Millrise, the parcel is approximately 15 by 32 metres in size and is developed with a single detached dwelling with an attached garage accessed from Millbank Drive SW. There is a parking area located at the rear of the parcel accessed by the rear lane. There are currently 3 existing parking stalls on the site. Single detached dwellings are located to the north, west and southwest of the site. These adjacent parcels are designated R-C1. Semi-detached dwellings are located to the southeast of the site and designated R-C2.

Millrise	
Peak Population Year	2014
Peak Population	7,052
2016 Current Population	6,886
Difference in Population (Number)	-166
Difference in Population (Percent)	-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 already contain a single detached dwelling.

The parcel meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The parcel is located within the “Residential Developed – Established Area” area as identified on Map 1 in the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Midnapore Phase 2 Area Structure Plan (1991)

The Midnapore Phase 2 Area Structure Plan (2006) applies to the subject lands and the proposed redesignation aligns with the policies of that planning document.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Millbank Drive SW to the north of the parcel and from the lane to the south of the parcel. The area is served by Calgary Transit bus service with bus stop locations within 800 metre walking distance (9 minutes) of the parcel on Shawnessy Boulevard SW (Route 52) and 350 metre walking distance (4 minutes) of the parcel on Millrise Drive SW (Route 15). The Fish Creek LRT Station is located 1.2 kilometre walking distance or 16 minutes away. There are currently 3 parking stalls on the parcel. On-street parking adjacent to the parcel is not regulated.

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 also be required depending on the type of secondary suite proposed at development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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

No comments were received from the Millrise Community Association.

Citizen Comments

Two letters of opposition, to the proposed land use amendment were received from adjacent home owners. The letters cite such concerns as lack of parking, increase in traffic to the community and possible transient elements drawn to the neighbourhood.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for Land Use Redesignation:

- Supplemental income over the years.
- I have 5 parking spaces available.
- Large size basement and 2 rooms.
- Near University, near Fish Creek Train Station, near plaza (millrise).