

**LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017**

MAP 29C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Collingwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary 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 Calgary.

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 172D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3208 Carol Drive NW (Plan 3844HS, Block 2, Lot 2) 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 172D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the established character of the community. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can accommodate the required onsite parking with the development of an additional parking pad in the rear lane. In addition, the parcel is located in close proximity to public transit.

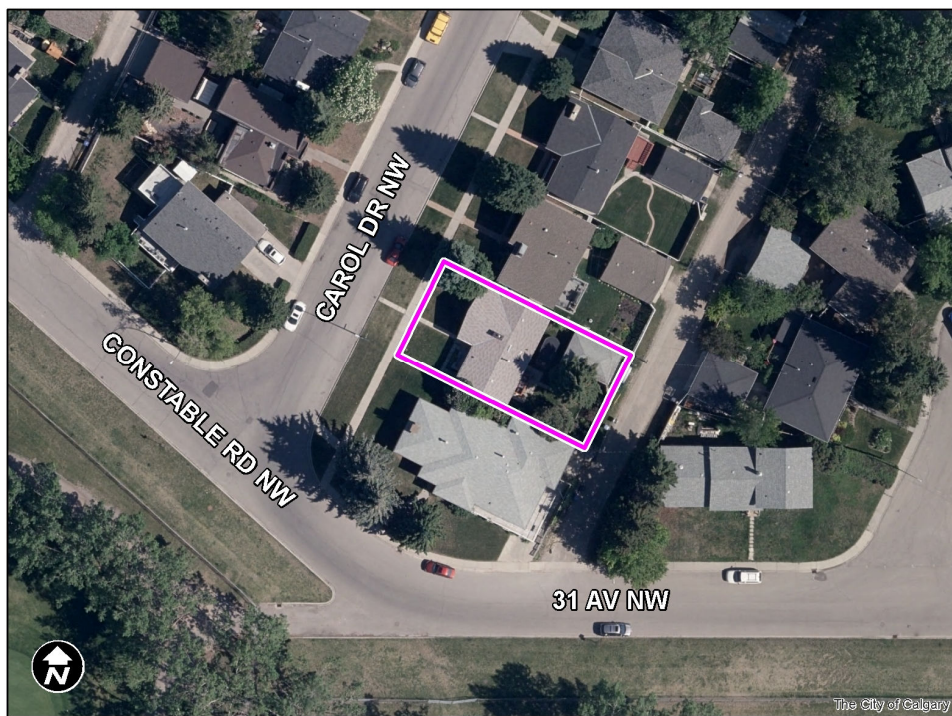
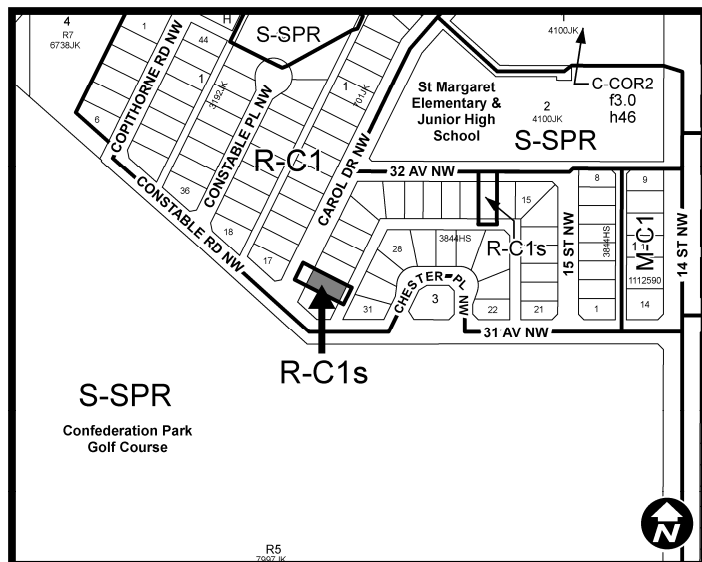
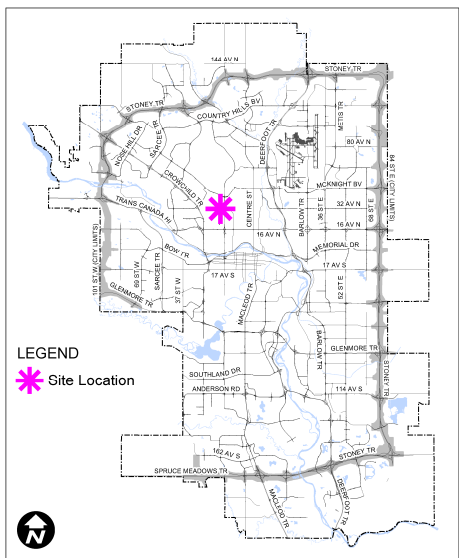
ATTACHMENTS

1. Proposed Bylaw 172D2017
2. **Public Submissions**

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017

MAP 29C

LOCATION MAPS



LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017

MAP 29C

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 3208 Carol Drive NW (Plan 3844HS, Block 2, Lot 2) 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
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017

MAP 29C

Applicant:

Grant Beckett

Landowner:

Grant Beckett
Meilan Liem-Beckett

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Collingwood, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling (bungalow) and a single car rear garage.

The site has an approximate frontage of 15.4 metres along Carol Drive NW and comprises a total lot area of approximately 464 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing single car garage in the rear lane with space to accommodate development of an additional parking pad, which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

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 would allow for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Basement Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017

MAP 29C

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) (Statutory - 2009)

The subject site is located within the *Developed Established Residential Area* and more specifically the *Established Area* as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

Residential – Developed Established Area general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

Housing Diversity and Choice policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary MDP is used for guidance.

TRANSPORTATION NETWORKS

The site contains an existing single car garage, which can be accessed directly from the rear lane off 31 Avenue NW. The parcel is well served by Calgary Transit with two stops (multiple routes) nearby on 14 Street NW approximately 400 metres east of the subject site.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

**LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017**

MAP 29C

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Triwood Community Association was circulated regarding this application and a letter of conditional support was received by Administration. A summary of the letter includes:

- Support for the proposed rezoning on the condition that access be provided from the lane, not Carol Drive NW.
- Noting the potential ENMAX conflict in the rear lane.

Citizen Comments

The application was Notice Posted and circulated to adjacent landowners and no responses were received by Administration.

Public Meetings

No public meetings were held by the applicant or Administration for this application.

**LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017**

MAP 29C

APPENDIX I

APPLICANT'S SUBMISSION

We have owned the property at 3208 Carol Drive NW since November 2011. Since purchasing the property we have lived in the home ourselves and more recently we have rented the home to a single tenant.

Our reasons for making the application to redesignate the land use at the property are as follows:

- Our future plan would be update the home, develop a legal registered basement suite, and provide adequate on-site parking.
- We would eventually like to downsize and live on the main floor and rent out the basement suite.
- Our hope would be to lower our living costs in retirement and provide a legal and safe basement suite to the rental market.

The reasons we feel the redesignation application should be approved are as follows:

- There are currently many non-legal, unsafe secondary suites in the community of Collingwood and the City of Calgary. Redesignating the land use of this property and others will allow for a legal basement suite that will meet all the requirements of Alberta Safety Codes.
- Other properties in the area have successfully been redesignated from R-1 to R-1s.
- Provide a safe rental option for families in an established neighbourhood, near schools, parks, public transport, and other amenities.

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
14 STREET NW AND 31 AVENUE NW
BYLAW 172D2017

MAP 29C

APPENDIX III

LETTERS SUBMITTED

February 21, 2017
Jessica Siriphokam
File manager
City of Calgary Planning
Re **3208 Carol Drive NW. File number: LOC2017-0017.** Land use amendment from RC-1 to RC-1s

Jessica

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

Having made a site visit to the subject property it was observed there were two power poles at the two rear corners of the property with one pole having stabilizing guy wires that anchored to the ground in the center of the lot at the alley. Currently there is a single detached garage accessed from the alley just north of the guy wires. The net effect is that adding an additional off-street parking stall accessed from the alley could be a problem. Two off-street parking places is a requirement for RC-1s. The TPC would not support a parking stall accessed over the sidewalk from Carol Drive.

The TPC conditionally supports the land use amendment from RC-1 to RC-1s with the caveat that the off-street parking requirements be fulfilled with access from the alley. To achieve the parking requirements on this lot will most likely require moving the power pole stabilizing wires from their current location.

This report was prepared by Gordon Alger
Triwood Planning Committee