

**LAND USE AMENDMENT
NOLAN HILL (WARD 2)
EAST OF NOLANCLIFF CRESCENT NW AND SOUTH OF NOLAN
HILL BOULEVARD NW
BYLAW 176D2017**

MAP 35NW

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) 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 176D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 26 Nolanciff Crescent NW (Plan 1313034, Block 2, Lot 79) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 176D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (secondary suite or backyard suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007.

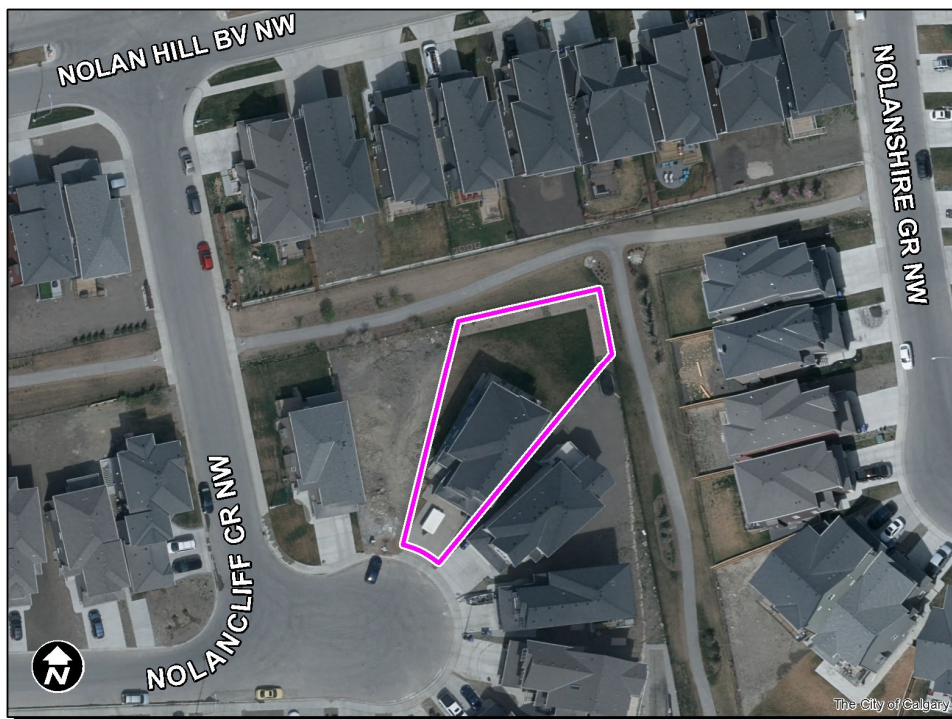
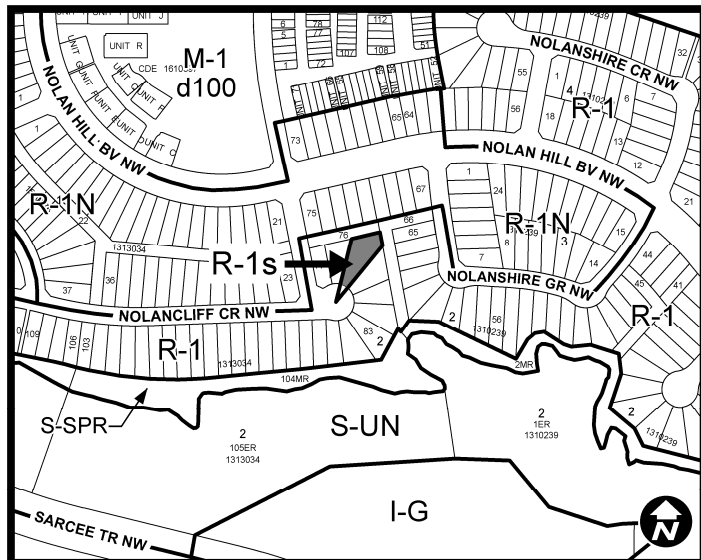
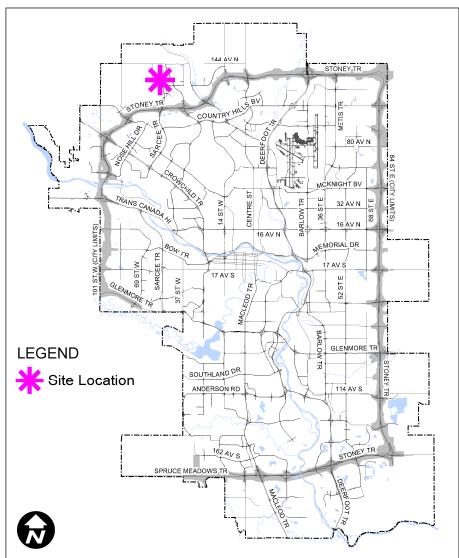
ATTACHMENTS

1. Proposed Bylaw 176D2017
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 0.08 hectares \pm (0.19 acres \pm) located at 26 Nolancliff Crescent NW (Plan 1313034, Block 2, Lot 79) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: A. Palmiere

Carried: 5 – 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application because the property did not have the benefit of a rear lane to provide parking options for the additional dwelling unit.

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Applicant:

Victoria Cabot

Landowner:

Darcy Cabot
Victoria Cabot

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Nolan Hill, the site is approximately 16 metres wide by 45 metres deep. The parcel is developed with a single detached dwelling with parking currently accessed from the front in an attached garage. Single detached dwellings exist to the north, south, west and east of the parcel. Immediately north of the parcel is an area designated R-1N, which allows for secondary suites as a discretionary use. The parcel is approximately 300 metres from a bus stop.

Nolan Hill	
Peak Population Year	2016
Peak Population	3,756
2016 Current Population	3,756
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be 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 an additional dwelling unit (in the form of a secondary suite) to be considered via the 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 (Statutory / Approved by Council – 2009)

The subject site is located within a *Residential, Developing-Planned Greenfield Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Planned Greenfield Communities and Housing Diversity and Choice policies.

Symons Valley Community Plan (Statutory / Approved by Council – 1992)

The Symons Valley Community Plan encourages a mixture of alternative forms of housing, including secondary suites, within each community in the Symons Valley area in order to meet the needs of different income groups and lifestyles.

TRANSPORTATION NETWORKS

Pedestrian access is available from Nolan Cliff Crescent NW. Vehicle access to existing on-site parking is from Nolan Cliff Crescent NW (two stalls located in attached two car garage). The area is served by Calgary Transit with a bus stop located within 300 metres of the subject parcel along Nolan Hill Boulevard NW. Unrestricted on-street parking is permitted in the area.

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 depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

Citizen Comments

There was one letter received from the surrounding neighbours in opposition to the land use amendment application. The letter expressed concerns with parking and general upkeep of the property.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application is to accommodate my estranged husband who had been diagnosed with a brain cancer and requires constant care. In the short term while he is recovering from the surgery we need to move him into the basement to enable me to take care of him.

According to the medical team whose care he is under, it is unlikely that he will be able to work in the future. In the unlikely event that he does recover completely and can return to work, we will need to rent the downstairs to recoup the cost associated with his illness.

In the event that he does not recover and requires ongoing nursing care, we need to have the house modified to potentially accommodate full time nursing care for him.

I respectfully request that you consider this application to enable me to care for my husband while he battles this potentially life threatening condition.