

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0910

Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW, LOC2020-0056

EXECUTIVE SUMMARY

This application was submitted by Livingstone Homes & Renovations on 2020 May 05 on behalf of landowners Amanda and Ryan Birmingham. The application proposes to redesignate the subject parcel from DC Direct Control District to a new DC Direct Control District, based on the existing DC Direct Control to allow for the additional use of a Garage Suite.

The proposed DC District is designed to accommodate the additional use of Garage Suite as well as to retain specific design guidelines included in the existing DC ([Bylaw 100Z2006](#)) to be consistent with adjacent land use.

The proposal conforms to the relevant policies of the [Municipal Development Plan \(MDP\)](#) and the [Currie Barracks CFB West Master Plan \(Revised\)](#). A development permit for a new Garage Suite has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 96 Beny-Sur-Mer Road SW (Plan 1010457, Block 8, Lot 17) from DC Direct Control District to DC Direct Control District to allow for the additional use of Garage Suite, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

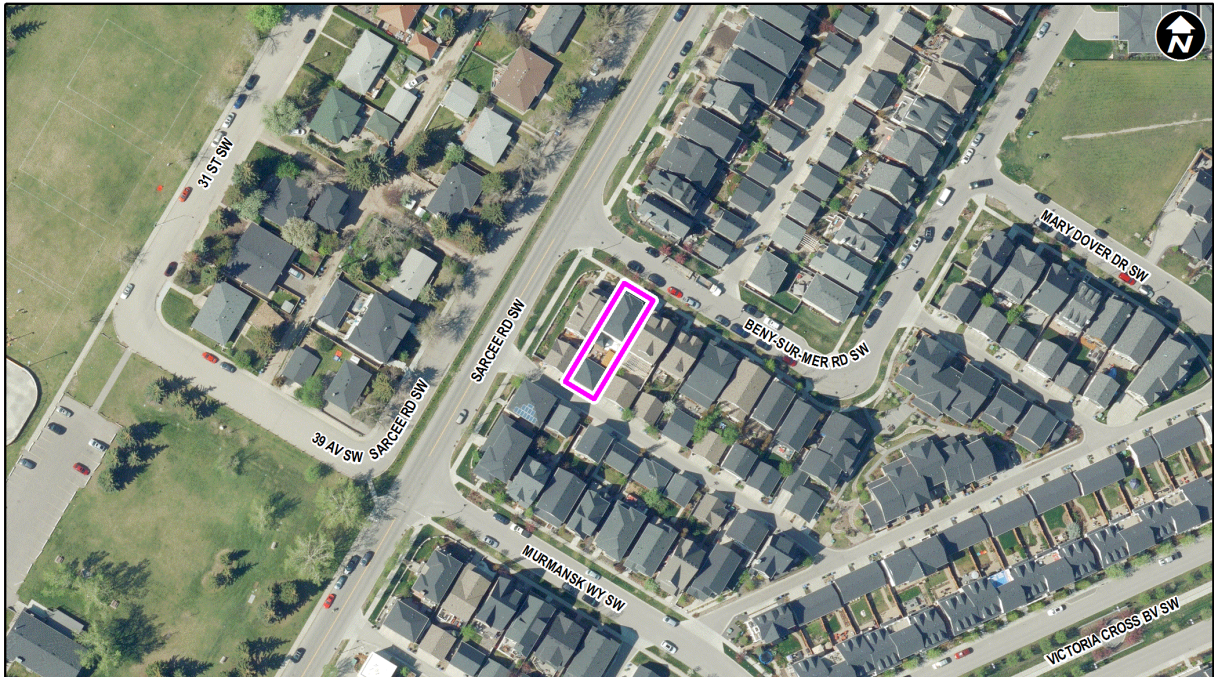
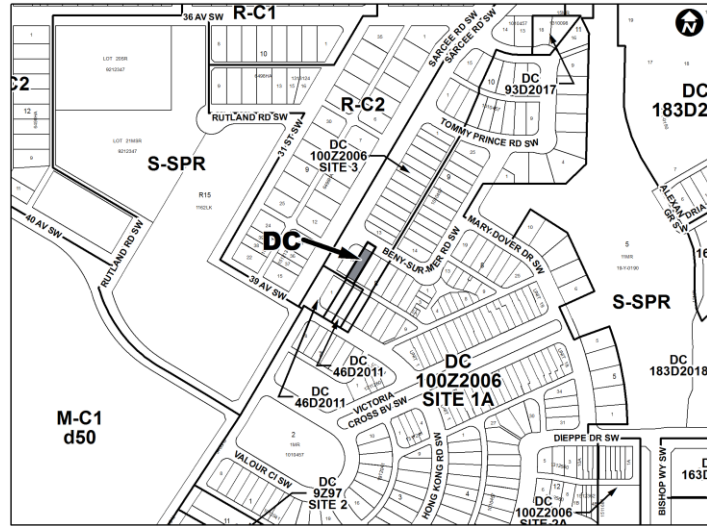
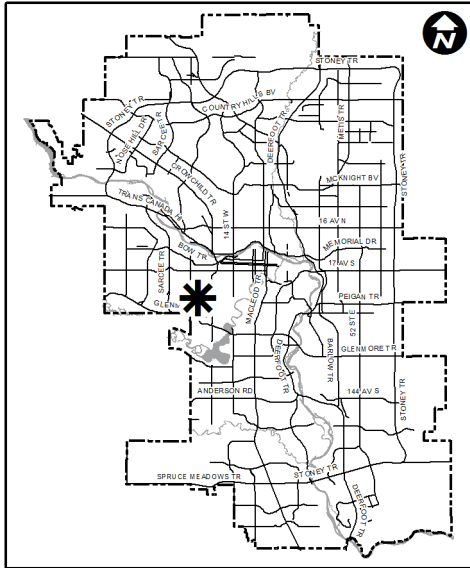
This land use amendment application was submitted by Livingstone Homes & Renovations on 2020 May 05 on behalf of landowners Amanda Birmingham and Ryan Birmingham. A development permit has been submitted for a Garage Suite and is currently under review (DP2020-1843). See Attachment 3 for additional information.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the site from DC Direct Control District ([Bylaw 100Z2006](#)) to a parcel-specific DC Direct Control District that allows for a custom Garage Suite use, as described by the applicant in Attachment 1. The same Garage Suite use is located throughout the Currie Barracks area through the existing DC Direct Control District (Bylaw 100Z2006). Two parcels across the lane were redesignated in 2011 to include the Garage Suite use.

This application meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The original intent of the Site 3 in DC Direct Control District (Bylaw 100Z2006) was to exclude Garage Suites (a secondary suite use) to establish a buffer from the former R-2 District uses across Sarcee Road SW in the Rutland Park community.

Under the existing DC District (DC100Z2006), most of the Currie Barracks community accommodates a variety of accessory low-density residential uses and built forms that include but are not limited to Garage Suites. One of the few exceptions in this comprehensively planned community is a strip of land (Site 3 of DC100Z2006) directly adjacent to Sarcee Road SW that currently does not list garage suites as an allowable use.

At the time that the existing DC District was adopted, the former R-2 land use district of Land Use Bylaw 2P80 did not allow for any secondary suite uses including Backyard Suites. With the introduction of the R-C2 land use district in Land Use Bylaw 1P2007, lands to the west of Sarcee Road SW, in the Rutland Park community, now allow for secondary suite uses. As such, the existing restriction that excludes Garage Suites, for this parcel, is no longer necessary. The proposed DC District (Attachment 2) is designed to accommodate the additional use of Garage Suite as well as to include specific design guidelines from the existing DC District to be consistent with adjacent land use.

The use of a DC District is warranted as Land Use Bylaw 1P2007 does not provide a stock land use district alternative that would capture specific guidelines found in the existing DC District.

Development and Site Design

The rules of the proposed DC Direct Control District will provide guidance for future site development including uses, building massing, height, landscaping and parking.

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Transportation

Pedestrian and vehicular access to the site is available from Sarcee Road SW and Beny-Sur-Mer Road SW. The area is served by the Calgary Transit Max Teal Line, which is within approximately 600 metres walking distance from the subject parcel via Sarcee Road and 40 Avenue SW. The site is also approximately 200 metres from a transit stop for Route 66, which offers service to the Downtown Core. On-street parking adjacent to the site is not regulated through the Calgary Parking Authority.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Rutland Park Community Association (CA) provided comments as part of the circulation process. In their email, they indicated no objections with the garage suite form as it is common within the area. The CA asked that the applicant engage with the adjacent neighbors to address any design concerns they may have. The CA letter is included under Attachment 4 of this report. No citizen comments were received at the time of writing this report.

No City-led or applicant-led engagement was undertaken as part of this application.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed - Established area typology of the [MDP](#). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood is supported.

The proposed redesignation aligns with policy as it provides for the modest addition of one secondary suite and provides building form, scale and setback rules that respects the scale and character of the surrounding land uses.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

Currie Barracks CFB West Master Plan (Revised) (Non-Statutory – 2000)

The site is within the Residential Policy Area "A" area of the [Currie Barracks CFB West Master Plan \(Revised\)](#). Policy for this area encourages adaptable and innovatively designed housing forms that are compatible with adjacent development. The policy specifically includes secondary suites over garages as an example of an innovative housing form that is considered acceptable.

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Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of residential uses which may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The use of a DC Direct Control District is warranted as Land Use Bylaw 1P2007 does not provide a stock land use district alternative that would capture the specific guidelines currently found in the existing DC (Bylaw 100Z2006). The proposed DC Direct Control District includes specific design guidelines of the existing DC so as to be consistent with the adjacent land use. Further, the proposed district is in keeping with the applicable policies of the *Municipal Development Plan*, and the *Currie Barracks CFB West Master Plan (Revised)*, by supporting compact development and a variety of housing forms to that respect the low density residential character of the area.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District
3. Development Permit (DP2020-1843) Summary
4. Community Association Letter