

LAND USE AMENDMENT  
MCKENZIE TOWNE (WARD 12)  
INVERNESS PARK SE AND INVERNESS VIEW SE  
BYLAW 156D2017

MAP 33SSE

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite or a backyard suite. The site, which contains an existing single detached dwelling, does not contain a secondary suite at this time. 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 March 23

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 156D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 218 Inverness Park SE (Plan 9810141, Block 12, Lot 19) 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 156D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s 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 neighbourhood.

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).

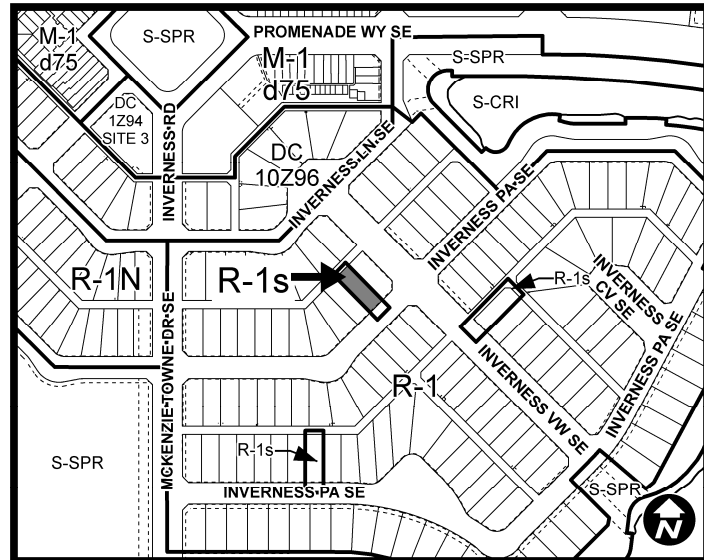
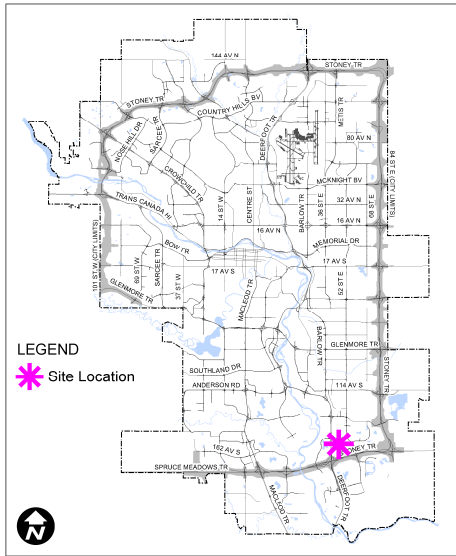
**ATTACHMENT**

1. Proposed Bylaw 156D2017

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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 0.04 hectares ± (0.09 acres ±) located at 218 Inverness Park SE (Plan 9810141, Block 12, Lot 19) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

James T Dalton

**Landowner:**

James T Dalton  
Tammy M Dalton

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-1 setting in the community of McKenzie Towne, the parcel is approximately 13 by 35 metres in size and is developed with a detached garage accessed from the rear lane to the northwest. There are currently 2 existing parking stalls on the site. Single detached dwellings exist to the north, west and south of the site. These adjacent parcels are designated R-1. One school is located to the west of the site, McKenzie Highlands School, opening on Mar. 6, 2017 (Grades 5 – 9).

<b>McKenzie Towne</b>	
Peak Population Year	2016
Peak Population	18,124
2016 Current Population	18,124
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

The proposed R-1s 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-1s 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 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 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 site is within an area in the MDP identified as a “Planned Greenfield with Area Structure Plan (ASP)” as per the Urban Structure Map (Map 1). Planned Greenfield areas include communities that have an Area Structure Plan (ASP) completed and are in the process of developing. Typically, these communities are characterized as relatively low-density residential neighbourhoods containing single-detached housing, smaller pockets of multi-residential and locally-oriented retail. The MDP also contains general provisions to provide a mix of housing types and tenures, throughout the city including, single detached dwellings, ground-oriented (duplexes, row housing, attached housing, accessory dwellings units and secondary suites), medium- and higher-density and mixed-use residential developments.

### Revised East McKenzie ASP (2009)

The Revised East McKenzie ASP (2009) applies to the subject lands and the proposed redesignation aligns with the policies of that plan.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Inverness Park SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 210m walking distance of the parcel on McKenzie Towne Drive SE. There are currently 2 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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**GROWTH MANAGEMENT**

No growth management concerns have been identified.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

A letter was not received from the McKenzie Towne Community Association.

**Citizen Comments**

No letters of opposition to the proposed land use amendment was received.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

To Calgary Planning Commission and City Council:

I am the registered owner of the property at 218 Inverness Park SE, Calgary AB.

I would like to apply to change the land use designation of our property to allow for a legal Secondary Suite for the following reasons;

- Provide a clean and safe secondary suite.
- Properly go through the process of providing a LEGAL secondary suite.
- Provide a moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- Increase the mix of housing choices in the neighbourhood.
- Decrease urban sprawl.
- Allow for me and my family to remain in the same house for longer time period.
- This is my primary residence and will remain so with me residing in the main residence.
- Supplement my retirement.
- Close to major bus route already.
- Close to schools, community centres, and shopping.