

LAND USE AMENDMENT  
QUEENSLAND (WARD 14)  
QUEEN CHARLOTTE DRIVE SE AND QUEEN CHARLOTTE  
WAY SE  
BYLAW 121D2017

MAP 12S

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a residential parcel 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 site, which contains an existing single detached dwelling, contains an existing, illegal basement suite at this time. The application was 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 February 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 121D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 660 Queen Charlotte Drive SE (Plan 7410992, Block 13, Lot 124) 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 121D2017.

**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).

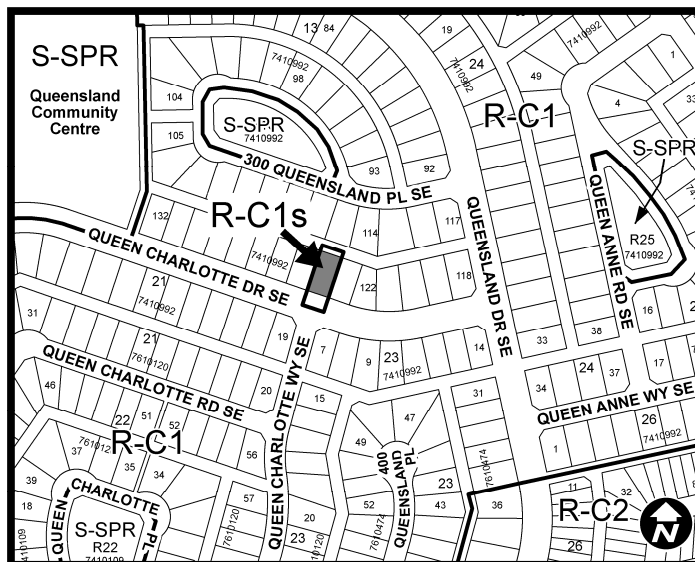
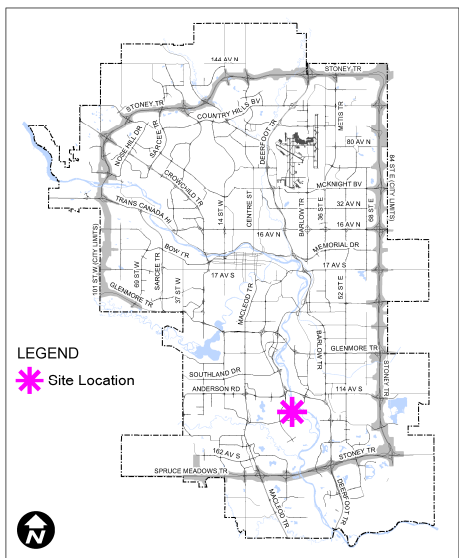
**ATTACHMENT**

1. Proposed Bylaw 121D2017

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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 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 660 Queen Charlotte Drive SE (Plan 7410992, Block 13, Lot 124) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: A. Palmiere**

**Carried: 8 – 0**

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**Applicant:**

Aaron R Biffert

**Landowner:**

Aaron R Biffert  
Denise M Biffert

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Acadia, the parcel is approximately 17 by 30 metres in size and is developed with a parking pad accessed from the rear lane to the north and an attached single car garage accessed from the street. There are currently 3 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-C1. One school is located to the west of the site, Haultain Memorial School (Grades K – 6).

<b>Queensland</b>	
Peak Population Year	1982
Peak Population	6,053
2014 Current Population	4,984
Difference in Population (Number)	-1,069
Difference in Population (Percent)	-18%

**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 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) (2014)

The parcel is located within the “Calgary” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

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).

Burnsmead Design Brief (1971)

The Burnsmead Design Brief (1971) applies to the subject lands and the proposed redesignation aligns with the policies of that non-statutory planning document.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Queen Charlotte Way SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 200m walking distance of the parcel on Queensland Drive SE. 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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**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**

A letter of support was received from the Queensland Community Association.

**Citizen Comments**

One letter of opposition for the proposed land use amendment was received citing concerns related to property maintenance.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

We have always dreamed of owning a rental property in Calgary. We have many reasons for this particular vision. When we decided to pursue this dream, we worked diligently to find the right fit for our budget, location needs and sustainability. We looked at homes throughout the city and found the ideal property in Queensland. This home had been a suite historically and it was close to our home so we could keep an eye on the property to ensure it would not be in disarray. There are a number of suited homes in this community and Canada Post even has a separate postal box for this property.

The property had been a suited property historically and we wanted to make this ideal home even better. We put many hours into making this the truest to our vision as we could. Upon purchasing the property we undertook measures to ensure safety such as upgrading the basement windows to comply with current egress requirements, of which permits were obtained.

There is plenty of parking as there is an attached garage as well as parking pad for two cars in front and a parking pad in the rear of the property for two cars. There is additional street parking to ensure ample parking for the property.

The property is a quick walk, about half a block from the bus stop with Bus Number 44 going to Canyon Meadows LRT and Bus Number 29 going to Anderson LRT station. This provides swift transportation and connection with quick access to travel throughout the city of Calgary.

The community has shopping, schools, parks and quick access to Deerfoot Trail for travel needs. It is a family safe neighbourhood with playgrounds, ice skating and tennis courts within walking distance to the property.



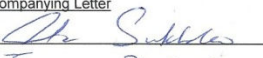
We also dreamed of affordable rental housing for others in a safe, clean area of the city. We feel we have been very fair to our tenants with a spacious, clean suite and actually care take pride in our property to help ensure the value is maintained. We keep our rental rates very reasonable in order to provide a beautiful, affordable space to call home. We feel this helps to have additional affordable housing and helps lower income groups have a respectable place to live.

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APPENDIX III

LETTERS SUBMITTED

			
<b>REQUEST FOR COMMENT ON APPLICATION</b>			
Date: January 11, 2017			
To: Queensland Community Association Anita Sukhdeo 649 Queensland Drive SE Calgary, Alberta T2J 4S8	Return To: <b>Circulation Control</b> Planning & Development #8201 P.O. Box 2100 Station M Calgary AB T2P 2M5 Email: CPAG.Circ@calgary.ca		
<small>NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.</small>			
<b>File Number: LOC2017-0004</b>			
660 QUEEN CHARLOTTE DR SE	7410992;13;124		
<b>Community:</b> QUEENSLAND	<b>Ward:</b> 14 <b>Map:</b> 12S		
<b>Alderman:</b> Peter Demong			
<hr/>			
<b>Applicant:</b> AARON R BIFFERT	<b>Contact:</b>		
<hr/>			
<b>Parcel Owner:</b> AARON R BIFFERT 867 CANNELL RD SW CALGARY AB CANADA T2W 1T5 (See title for additional owners.)			
<b>Application:</b> Land Use Amendment	<b>Site Area:</b> 0.05 ha		
<b>Existing Use:</b> Residential - Contextual One Dwelling (R-C1) District	<b>Proposed Use:</b> Residential - Contextual One Dwelling (R-C1s) District		
Attached are the plans and application material for this proposal. Please submit your response to the above sender by:			
<table border="1"><tr><td><b>DUE DATE</b></td><td>Wednesday February 1, 2017</td></tr></table>		<b>DUE DATE</b>	Wednesday February 1, 2017
<b>DUE DATE</b>	Wednesday February 1, 2017		
If you want to discuss this application further, please call the File Manager:			
<b>Chris Wolfe (403) 268-3654    <a href="mailto:Chris.Wolfe@calgary.ca">mailto:Chris.Wolfe@calgary.ca</a></b>			
Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.			
<u>No Objection</u>	<u>See Accompanying Letter</u>		
Signed: 	Signed: 		
Date: <u>January 31, 2017</u>	Date: <u>January 31, 2017</u>		
Agency: <u>Queensland Community Association</u>	Agency: <u>Queensland Community Association</u>		
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Printed on: Jan 11, 2017 1:36 p.m. <span style="float: right;">Page 7 of 21</span>			

C. Wolfe