

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 7)
NORTH OF CAMBRIAN DRIVE NW AND 10 STREET NW
BYLAW 91D2017

MAP 28C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Cambrian Heights from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is currently no secondary suite on the site and the application is not the 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 January 26

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 91D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 15 Cumberland Drive NW (Plan 5971HB, Block 13, Lot 28) 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 91D2017.

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 has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel is located in close proximity to public transit.

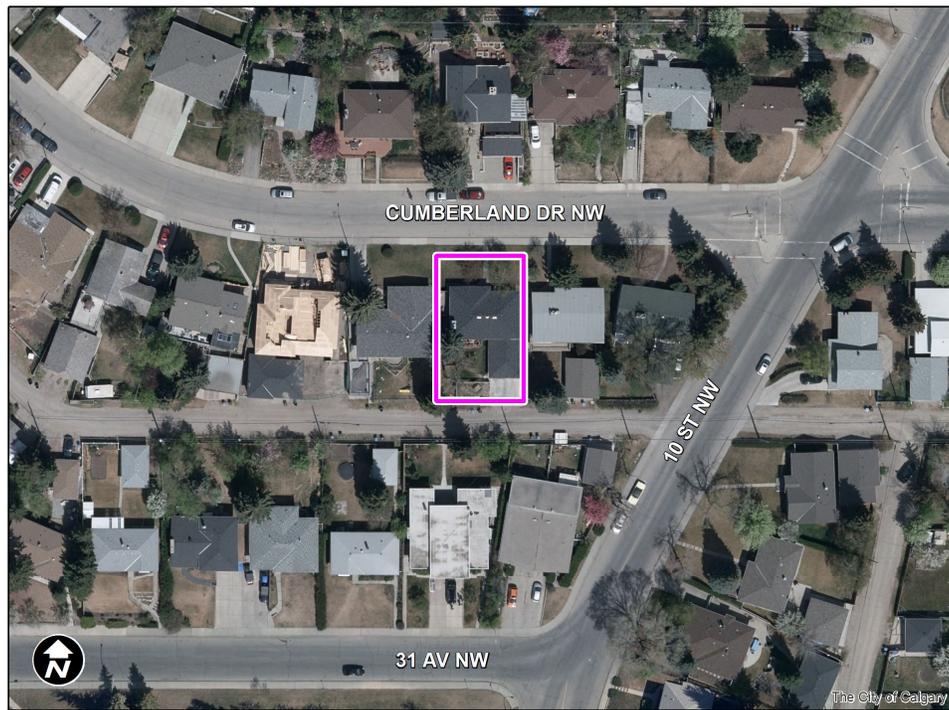
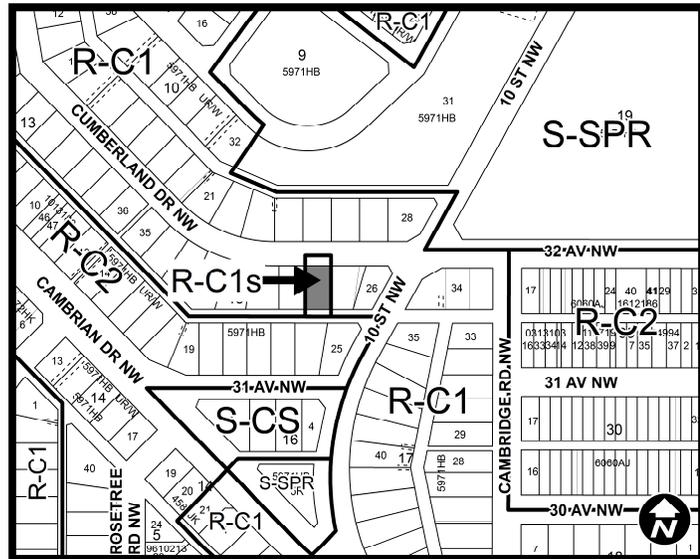
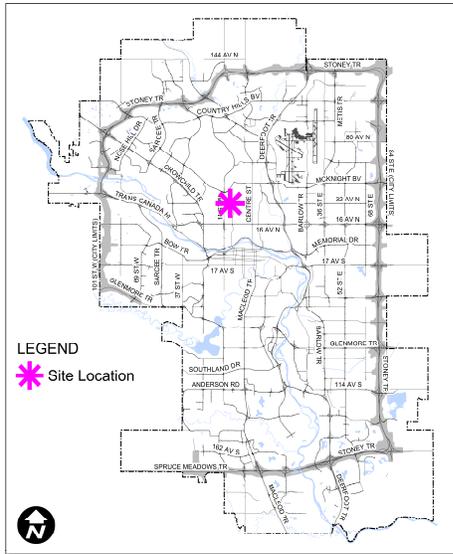
ATTACHMENT

1. Proposed Bylaw 91D2017

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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 0.06 hectares ± (0.14 acres ±) located at 15 Cumberland Drive NW (Plan 5971HB, Block 13, Lot 28) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 8 – 0

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Applicant:

Celine Sirois

Landowner:

Celine Sirois
Thomas McMillan

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Cambrian Heights, 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 double car rear garage.

The site has an approximate frontage of 18.1 metres along Cumberland Drive NW and comprises a total lot area of approximately 556 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 double car garage in the rear lane, 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.

Cambrian Heights	
Peak Population Year	1969
Peak Population	3,301
2016 Current Population	2,107
Difference in Population (Number)	-1,194
Difference in Population (Percent)	-36%

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.

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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) (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 double car garage, which can be accessed directly from the rear lane off 10 Street NW. The parcel is well served by Calgary Transit with two stops (Route 4) located approximately 300 metres away on Cambrian Drive NW.

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.

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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 Cambrian Heights Community Association was circulated regarding this application and no comments were received by Administration in response to the proposed land use amendment.

Citizen Comments

Two written letters were received from adjacent landowners as part of the standard circulation process. Perceived concerns include:

- Increased traffic congestion in the area;
- Lack of follow up from applicant after initial letter in October 2016;
- “Transient nature of community”; and
- Citing Cambrian Heights Secondary Suite Resolution.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying to the City of Calgary to change the land use designation on my property from R-C1 to R-C1s, in order to accommodate a secondary suite in my walkout basement, and to request your support.

Secondary suites are ideal ways to accommodate additional people in established neighborhoods without changing the form of the neighborhood. Recent land use redesignation applications to accommodate secondary suites in Cambrian Heights have been approved by Council as this use is compatible with and complimentary to the existing low density residential character of our neighborhood, and aligns with the City's policy goal to encourage the development of legal and safe secondary suites throughout Calgary.

The design, layout and location of my home lend it well to the development of a secondary suite. There are no physical constraints limiting my ability to meet all of the requirements for a safe suite that would attract responsible tenants, while minimizing negative impacts to neighbors or the community. For example:

- I have parking pads at the rear of my property to accommodate up to three additional vehicles, which will minimize parking impacts to neighbors as a result of tenants or visitors;
- I have space within my heated garage for one additional vehicle, if required;
- I have room for a private outdoor amenity space for a tenant, in the side-yard on the west side of my property;
- I have both a side entrance and rear entrance already;
- I border R-C2 designated homes along the back alley behind my house; and
- We are in close proximity to major bus routes, bike lanes, three schools, the Alberta Bible College and the commercial development located at Northmount Drive NW and 14 Street NW.

Personally, I would benefit from having a secondary suite as it would provide supplemental income to enable my young son and I to continue to live in our existing home and community, which we have come to love and that offers many benefits including proximity to his daycare as well as French immersion schools.

As I understand that there may be aspects of this change that concern my neighbors, I reached out to those immediately adjacent to, across from, and behind my property. All of my neighbors were supportive of my application with one exception. The neighbor immediately adjacent to my property on the east side is not in favor of secondary suites in any R-C1 zoned neighborhoods, though did not provide the reasoning behind their position.

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In addition, while I am aware of the position adopted by the Cambrian Heights Community Association with respect to secondary suites (copy of resolution attached), I also consulted with its Planning Committee. They responded that their position is neither for nor against secondary suites, though they will continue to oppose any land use redesignations to accommodate secondary suites until the items identified in their resolution have been satisfactorily addressed by the City of Calgary.

I am confident that we can work together as a community to ensure everyone continues to enjoy our private property as well as our shared spaces as we have in the past, and I thank you in advance for your consideration and support.