

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

EXECUTIVE SUMMARY

This Land Use Amendment application proposes to redesignate two residential parcels in Currie Barracks from Direct Control to a new Direct Control district to allow for secondary suites.

PREVIOUS COUNCIL DIRECTION

None.

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 93D2017; and

1. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 20 and 24 Tommy Prince Road SW (Plan 1310098, Block 11, Lots 17 and 18) from DC Direct Control District to DC Direct Control District to accommodate secondary suites, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 93D2017.

REASON(S) FOR RECOMMENDATION:

The proposed Direct Control District, which allows for the use of Secondary Suite, is compatible and complementary with nearby development in 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). The district will allow suites above front attached garages, with parking to be provided in the garage and on the driveway. In addition to being an innovative residential housing form as encouraged by the Currie Barracks master plan, the parcel is located in close proximity to public transit and is roughly one kilometre from Mount Royal University.

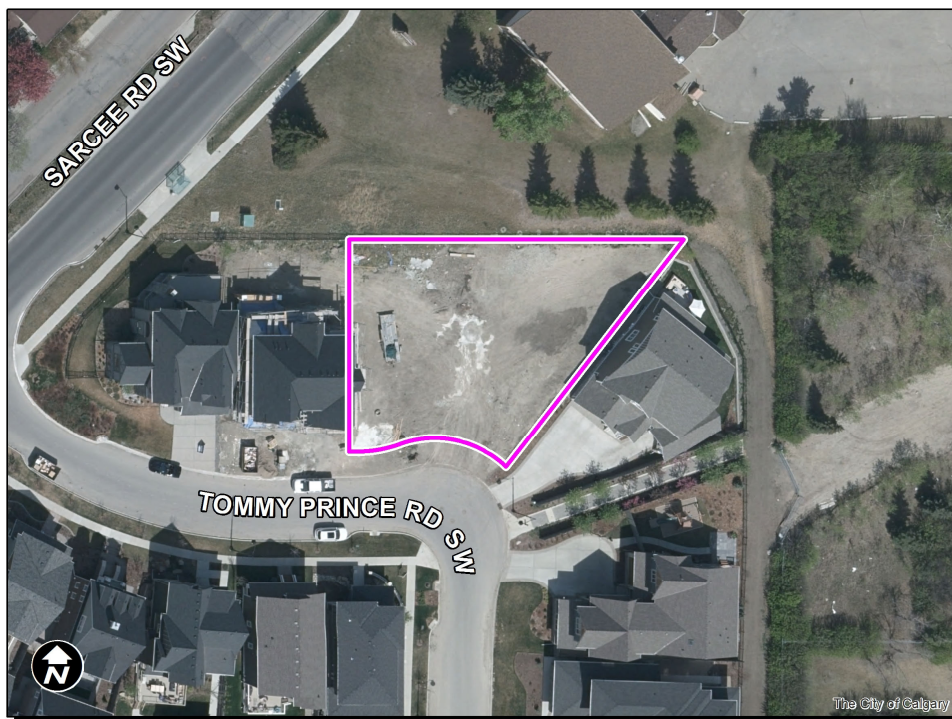
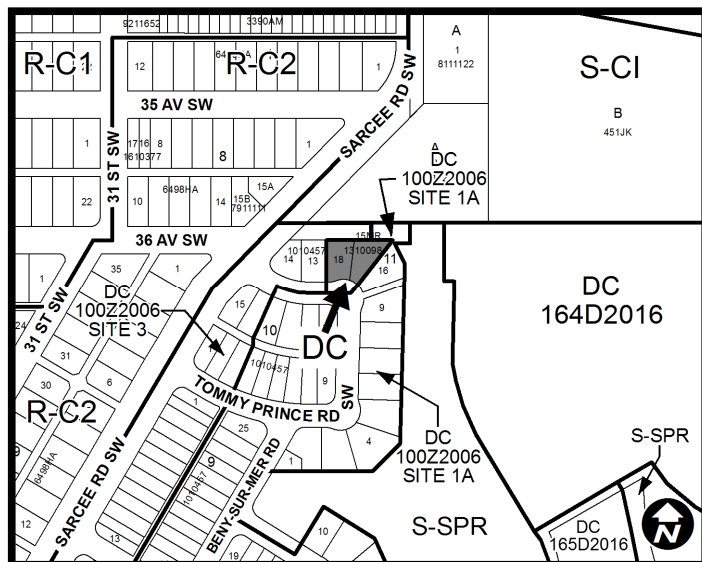
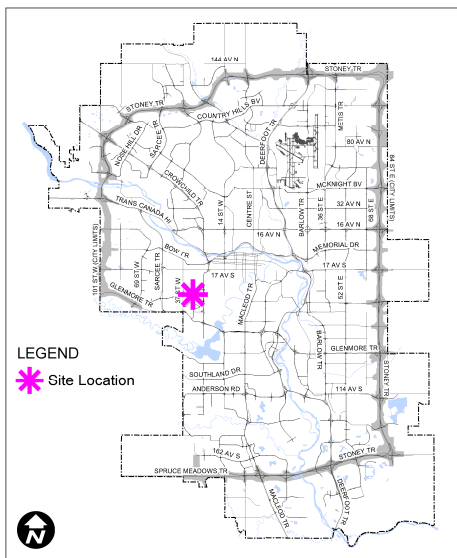
ATTACHMENT

1. Proposed Bylaw 93D2017

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

LOCATION MAPS



LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 20 and 24 Tommy Prince Road SW (Plan 1310098, Block 11, Lots 17 and 18) from DC Direct Control District **to** DC Direct Control District to accommodate secondary suites with guidelines (APPENDIX II).

Moved by: R. Wright
Absent: G.-C. Carra

Carried: 8 – 0

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

Applicant:

Crystal Creek Homes

Landowner:

Crystal Creek Homes Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is two adjoining parcels located in the developing community of Currie Barracks, within a mixed-density residential neighbourhood made up of single-family detached, semi-detached, townhouses, and low-rise apartment buildings. The entire area is currently designated as a Direct Control district, which was approved in 2006 to guide initial build-out of the community. Lot 17 is currently vacant while Lot 18 is being developed as a single-family detached house.

Lot 17 is pie-shaped with a total area of 560 square metres and an average width of 17.0 metres. Lot 18 is similar in size at 561 square metres in area and 17.3 metres wide, but is rectangular. Both parcels meet the minimum size requirements for the development of a secondary suite. Though the parcels are laneless, the approved building permit for Lot 18 includes a triple-car garage and is consistent with the predominant housing style along the remainder of Tommy Prince Road to the south. The specific configuration of parking and other development standards such as the location of outdoor amenity space will be reviewed in detail when the applicant submits revised plans for an updated building permit.

Currie Barracks	
Peak Population Year	2016
Peak Population	729
2016 Current Population	729
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed Direct Control District would allow for the development of a secondary suite as a permitted use. The existing Direct Control District was written to provide developers with flexibility in creating a mixed-density residential community. Regulations for Site 3 currently prohibit secondary suites on the subject site. This was intended to provide a built-form transition between the higher-density Site 1A and Rutland Park, however with that community's R-C2 designation now permitting secondary suites the transition zone is no longer required.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017**

MAP 6C

The proposed Direct Control District is appropriate and complimentary to the established land use pattern of the area, and allows for a more efficient use of land. In addition to permitting secondary suites, the proposed land use retains the smaller setbacks created in Canada Land Corporation's comprehensive design standards which were intended to provide greater flexibility in built form than any of Calgary's stock districts. R-G or R-CG designations on these parcels would have required relaxation of the rear setback by approximately 80 percent.

It is important to note that 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.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcels are identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the MDP. The Established Area policy supports the development of new inner-city communities with a mix of appropriate densities and land uses in a pedestrian-friendly environment.

The Neighbourhood Infill and Redevelopment policies of the MDP support redevelopment that provides a broader range of housing choices and densities in areas with high-quality transit service and in close proximity to major institutions.

TRANSPORTATION NETWORKS

The site consists of two laneless parcels with access to Tommy Prince Road SW. The parcels are well served by Calgary Transit with Route 112 service direct to downtown accessible from a bus stop within 100 metres. Mount Royal University is approximately one kilometre away, or roughly 15 minutes on foot.

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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017**

MAP 6C

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 Community Association declared that they had no objection to the proposed redesignation, as it simplifies the parameters for construction on the site.

Citizen Comments

One neighbour immediately adjacent to the site expressed concern over how secondary suites could increase traffic congestion and noise in the area.

Public Meetings

No public meetings were held for this application.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

APPENDIX I

APPLICANT'S SUBMISSION

20 and 24 Tommy Prince Road

We are requesting that Lots 17, and 18, #20 and #24 Tommy Prince Road SW be redesignated to DC to allow for Garage Suites.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate the additional **use** of **Secondary Suite**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Park;**
- (c) **Protective and Emergency Services;**
- (d) **Secondary Suite;**
- (e) **Semi-Detached Dwelling; and**
- (f) **Single Detached Dwelling.**

Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Custodial Care;**
- (d) **Duplex Dwelling;**
- (e) **Residential Care; and**
- (f) **Sign – Class B.**

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, all **uses** in this District must comply with the General Rules for Low Density Residential Land Use Districts referenced in Part 5 Division 1 of Bylaw 1P2007 except for Sections 334, 335, 336, 337, 338, 341, 345 and 346.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

Projections

- 7 (1) Portions of a **building** located below the surface of the ground may extend without any limits into a **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project a maximum of 0.6 metres into a **setback area** where:
- (a) the length of individual projections, other than eaves and **decks**, is less than or equal to 3.1 metres;
 - (b) the combined length of projections, other than eaves and **decks**, is less than or equal to 40.0 per cent of the length of the façade; and
 - (c) a minimum of one **side setback area** is clear of projections within 2.4 metres of **grade**.
- (3) **Accessory Residential Buildings** must not be located in an **actual front setback area**.

Setbacks

- 8 (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.
- (2) The minimum **building setback** from a **front property line** is 1.0 metre.
- (3) The minimum **building setback** from a **rear property line** is 1.2 metres.
- (4) Unless otherwise specified in subsections (5) or (6) the minimum **building setback** from any **side property line** is:
- (a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling**; and
 - (b) 1.2 metres in all other cases.
- (5) One **building setback** from a **side property line** in subsection (4) may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

- (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) The minimum **building setback** from a **side property line** for **Protective and Emergency Services** is 3.0 metres or 10.0 per cent of the **parcel width** to a maximum of 6.0 metres.

Parcel Coverage

- 9 The maximum **parcel coverage** is 60.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Parcel Width

- 10 The minimum **parcel width** is:

- (a) 17.0 metres; and
- (b) if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**.

Building Height

- 11 The maximum height is 3.0 **storeys** excluding lofts contained within a roof.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
TOMMY PRINCE ROAD, WEST OF SARCEE ROAD SW
BYLAW 93D2017

MAP 6C

APPENDIX III

LETTERS SUBMITTED



CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

Canada Lands Company
3951 Trasimene Crescent SW
Building K4
Calgary, AB
T3E 7J6

November 15, 2016

To whom it may concern,

Please accept this letter in support of Crystal Creek Homes and the application made for land use re-designation of a single family lot at Currie.

The lot being considered for re-zoning is characterized as an "urban estate" home within our community. The size of lot coupled with the need for an innovative design make for a difficult sale. Canada Lands Company has worked with Crystal Creek Homes on a number of designs, and we support the architecture and intended use of this submission.

Currie has many unique land-use features, including the ability to offer secondary suites. This single-family lot falls within a DC site that does not allow for this feature, but precedent has been set for adopting a change of use within this boundary. In fact, two single-family homes originally falling in DC 100Z2006 (site 3) have been successfully re-designated to include secondary suites.

The successful adoption of this land use application will help to support a style and built form already prevalent at Currie. Please give it appropriate consideration.

Sincerely,

Ryan Doherty
Director, Real Estate