

LAND USE AMENDMENT  
QUEENSLAND (WARD 14)  
QUEENSLAND GATE SE AND QUEENSLAND ROAD SE  
BYLAW 61D2017

MAP 11S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Queensland from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. Currently, there is no secondary suite on the site, and this 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 the city.

**ADMINISTRATION RECOMMENDATION(S)**

2016 December 15

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 61D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 131 Queensland Road SE (Plan 731317, Block 8, Lot 27) 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 61D2017.

**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 character of the community. This proposal conforms to applicable municipal policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

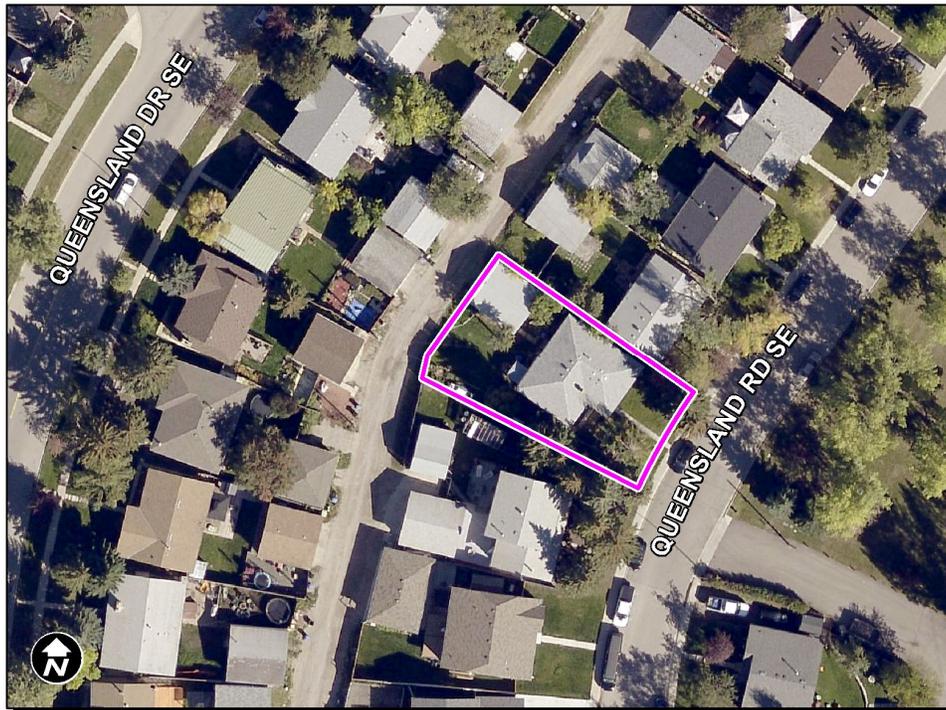
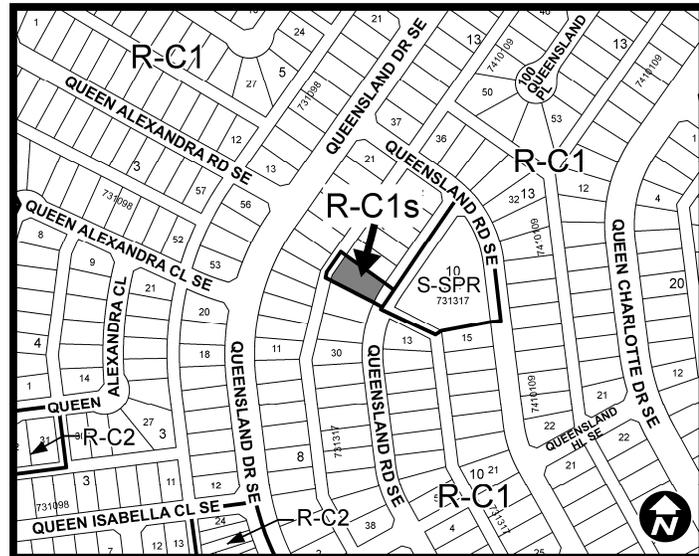
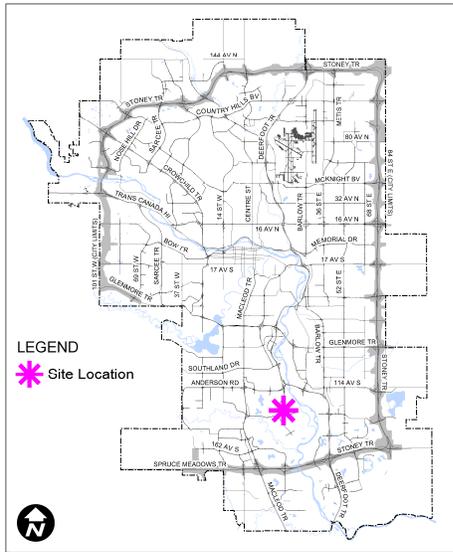
**ATTACHMENT**

1. Proposed Bylaw 61D2017

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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 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 131 Queensland Road SE (Plan 731317, Block 8, Lot 27) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

Comments from Ms. Juan:

- This was one of 12 applications from the same applicant. All neighbours have had maintenance concerns. Although maintenance concerns are not planning issues, I suggest that council ask the applicant to speak to the maintenance of the properties, the applicant was not present at CPC.

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**Applicant:**

Sara Karimiavval

**Landowner:**

414553 Alberta Ltd (Tajshabir Esmail)

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Queensland, the parcel is approximately 19 metres wide, 35 metres deep, and 669.2 square metres in area. The parcel is developed with a one-storey single detached dwelling and a detached garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings to the north, south, and west. A park (S-SPR) is located east of the parcel.

The following table identifies Queensland's current and peak population by year and any difference in population expressed as a percentage.

Queensland	
Peak Population Year	1982
Peak Population	6,053
2016 Current Population	4,823
Difference in Population (Number)	-1,230
Difference in Population (Percent)	-20%

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the R-C1s minimum parcel size requirements. As such, the site can accommodate a secondary suite use and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered through the review of a development permit application.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for one additional dwelling unit (in the form of a secondary suite) to be considered via the development permit/building permit process. If a secondary suite is proposed and meets all of the rules within Land Use Bylaw 1P2007, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

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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) (Adopted by Council 2009)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1 and 3.5.3), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

### Burnsmead Design Brief (Approved by Council 1971)

The site is within Development Unit B1, which was intended for a range of dwelling types within the established density limit of 10,000 people. The population of Queensland in 2016 is 4,823.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Queensland Road SE or from the adjacent lane at the rear of the parcel. The area is served by Calgary Transit with bus stops located approximately 300-350 metres away (Route 44, 29, 715) on Queensland Drive SE. Parking is unrestricted on Queensland Road SE.

## **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 be required if a Backyard Suite is proposed at the 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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Queensland Community Association.

**Citizen Comments**

Administration received one (1) letter of support from a citizen.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am the registered owner of the property: 131 Queensland Road SE.

I would like to change the land use designation of my property to have a legal Secondary Suite.