

**LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
NORTHMOUNT DRIVE NW AND CENTRE STREET
BYLAW 2D2017**

MAP 3N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is an existing secondary suite in the dwelling.

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)

2016 November 03

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 2D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5620 Buckthorn Road NW (Plan 883GT, Block 16, Lot 16) 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 2D2017.

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 with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

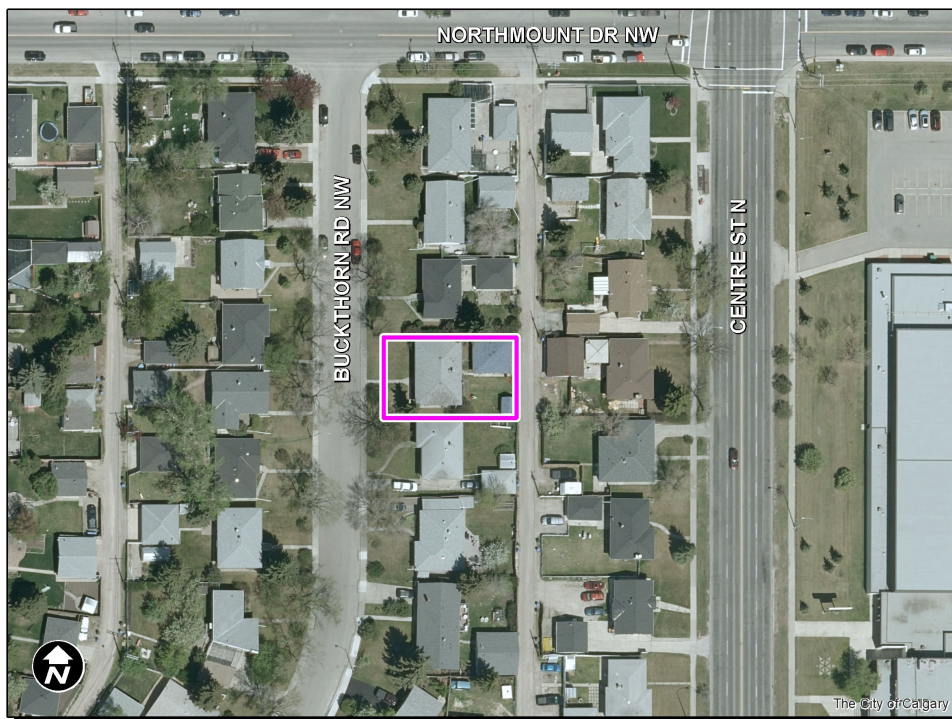
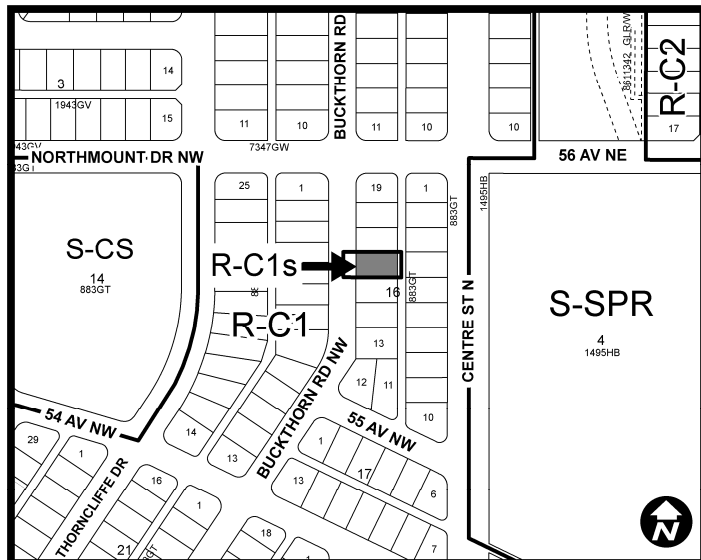
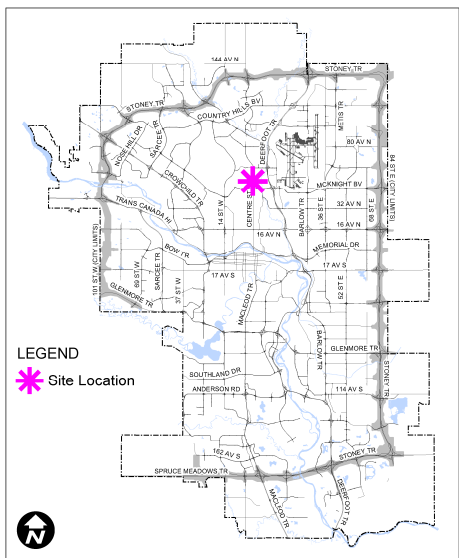
ATTACHMENT

Proposed Bylaw 2D2017

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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 \pm (0.14 acres \pm) located at 5620 Buckthorn Road NW (Plan 883GT, Block 16, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- There were six applications for secondary suites on the 2016 November 03 agenda. Community Association responses were two letters of support, one opposed and the remaining three were silent. Citizen letters included one in favour and one opposed for one application in a community that has lost 22 percent of its population since its peak in 1977. The CA supported the application. Four applications had no citizen letters of opposition. There appears to be no planning logic associated with files that draw opposition.

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Applicant:

Joanne Mak

Landowner:

Joanne Mak
Terry Mak

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 18 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with a detached double garage accessed off the rear lane. Single detached dwellings exist to the north, south, west and east of the parcel. The Centre Street Corridor is located one parcel to the east and Thorncliffe Elementary School is located 100 metres to the west.

Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2016 Current Population	8,851
Difference in Population (Number)	-2,528
Difference in Population (Percent)	-22.2%

LAND USE DISTRICTS

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

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered. A Development Permit is not required for a secondary suite (located in a basement) on a R-C1s parcel, although a Development Permit is required for a backyard suite on a R-C1s parcel.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP

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policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

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).

TRANSPORTATION NETWORKS

The subject site has rear lane access and is located approximately 50 metres from transit.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The community association supports the proposed redesignation.

Citizen Comments

One letter was submitted stating opposition to the application based on maintaining the character of the R-C1 neighbourhood.

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One letter was submitted by the next door neighbour supporting the redesignation.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

We bought this house in 2010 to become a landlord. The basement suite has existed since 1958. We want our basement suite to meet the City of Calgary Land Use Bylaw.

It is very important that the Land Use Redesignation is approved, because we want to apply for the Building Permit to legalize our basement suite so it will meet the Alberta Building Code safety requirements.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

The Thorncliffe/Greenview Community Association fully supports LOC2016-0227. If at possible we would appreciate notice when this item goes to council.

thanks

marvin quashnick
TGCA