

LAND USE AMENDMENT
MAHOGANY (WARD 12)
MAHOGANY MANOR SE AND MAHOGANY PLACE SE
BYLAW 20D2017

MAP 26SSE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Mahogany from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. A Secondary Suite does not currently exist 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 November 17

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 20D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.18 acres ±) located at 270 Mahogany Place SE (Plan 1310911, Block 12, Lot 52) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 20D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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.

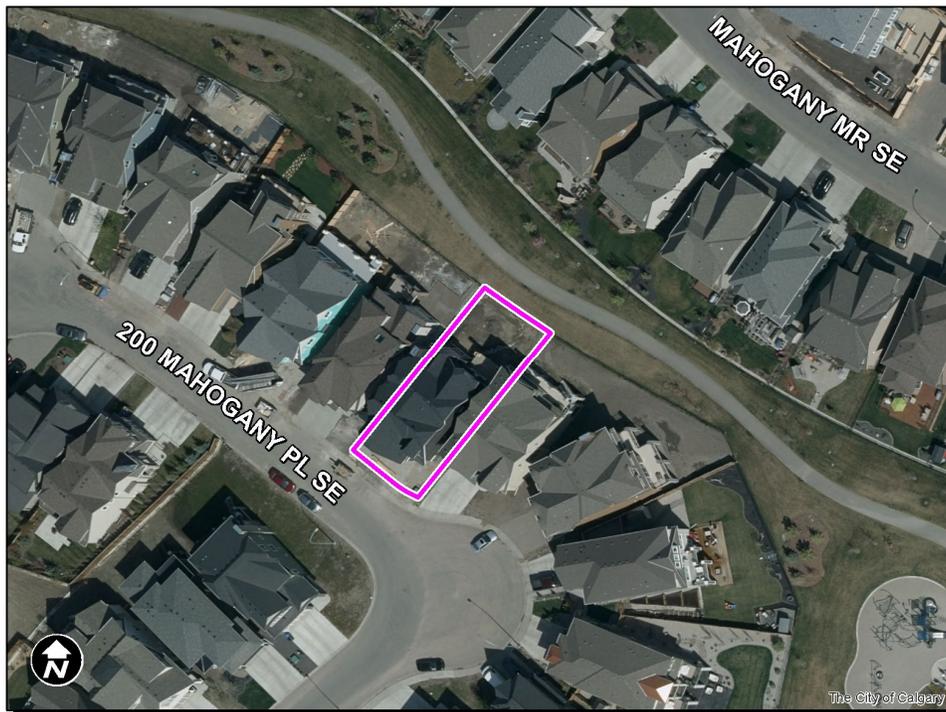
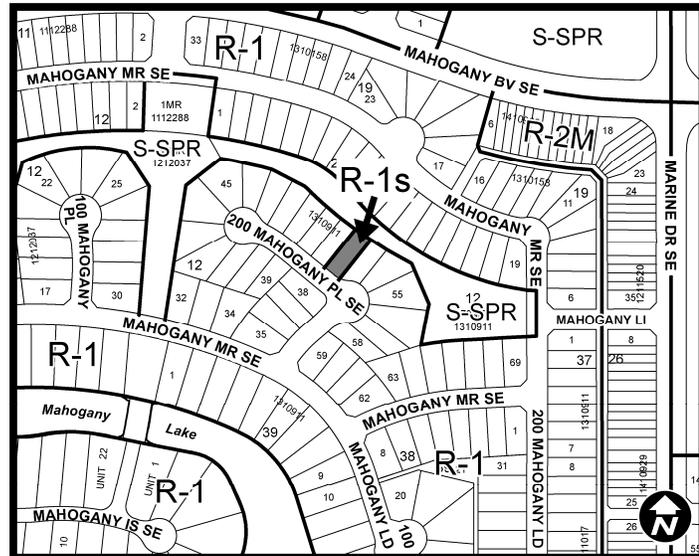
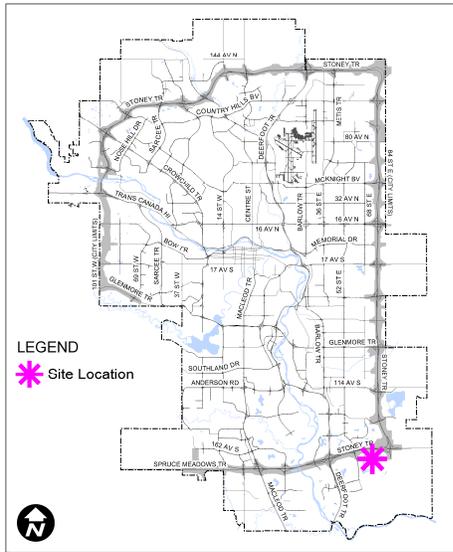
ATTACHMENT

Proposed Bylaw 20D2017

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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 ± (0.18 acres ±) located at 270 Mahogany Place SE (Plan 1310911, Block 12, Lot 52) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen
Absent: G.-C. Carra

Carried: 4 – 2
Opposed: S. Keating and M. Foht

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Applicant:

Cynthia Daryl Ann Dutton

Landowner:

Cynthia Daryl Ann Dutton
William Douglas Dutton

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Mahogany, the parcel is approximately 13 metres wide by 35 metres deep. The parcel is developed with a single detached dwelling with an attached two-car garage, accessed from Mahogany Place SE. Single detached dwellings exist in all directions from the subject parcel.

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

Mahogany	
Peak Population Year	2016
Peak Population	7000
2016 Current Population	7000
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a parcel. The R-1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the R-1s 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 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 one additional dwelling unit (in the form of a secondary suite) to be considered via the development permit/building permit process. For a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

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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 subject site is located within a 'Residential, Developing-Planned Greenfield with Area Structure Plan (ASP)' area as identified in the MDP (Map 1: Urban structure). Although the MDP makes no specific reference to the subject site, the land use proposal is in alignment with overarching residential policies of the MDP, including: Housing diversity and choice policies (Section 2.3.1) and Planned Greenfield Communities policies (Section 3.6.1).

Mahogany Community Plan (Adopted by Council 2006)

The subject site is located within the Residential Area section as identified in the plan. In addition to single-detached dwellings on conventional-sized lots, the plan also encourages alternative forms of housing within the Residential Area, including "secondary housing."

Southeast Planning Area Regional Policy Plan (Adopted by Resolution of Council 2004)

This non-statutory plan, which was developed to guide local area planning, also encourages the accommodation of a variety of housing types within each community.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Mahogany Place SE with vehicular access to the existing attached garage from the street. The area is served by Calgary Transit with a bus stop located approximately 550 metres away (Route 468) on Mahogany Boulevard SE. There are currently no parking restrictions in place. The subject parcel does not have a back lane and backs onto an existing green space (Municipal Reserve).

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

The Marquis de Lorne Community Association is in full support of the application. See APPENDIX II for the email from the Marquis de Lorne Community Association.

Citizen Comments

No comments were received by Administration.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My husband William and myself are applying for rezoning of our property from R1 to R1-S. We feel that a basement suite in Mahogany will be very sustainable as the community is growing. There is bus service to downtown plus we are very close to Deerfoot. We are in close proximity to the new hospital South Health Campus. There is lots of retail in our area with many stores in MacKenzie Towne plus a Save-on and Superstore in Seton. A new Costco was opened in the South East this past August. There will be a new school built in Mahogany plus a new recreation centre being built in Seton. In the future there is a plan to bring the C-train to south east Calgary.

Our intention is not to rent out a suite as we have a disabled twenty-nine year old daughter who cannot work to support herself so she will be living in this suite. She will also be parking her car in our garage so there will be no extra parking on street.

Thank you for your attention in this matter.

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APPENDIX II

LETTERS SUBMITTED

From: MDLCA Administrator [REDACTED]
Subject: Re: zoning by-laws
Date: October 31, 2016 at 10:21:33 AM MDT
To: Cynthia Dutton [REDACTED]

Hi Cynthia,

I have copied the email below.

Hello,

Our sincere apology for late response. I read your email and justification for proposed site specific zoning amendment request. Please proceed your application with our full support on it.

If you have any further questions please don't hesitate to contact undersigned.

Sheikh Hossain M.Sc., RPP, MCIP
Director, Planning and Development
MDLCA, Copperfield, Calgary
email: [REDACTED]
[REDACTED]

Regards,

Russette Pack
MDLCA Administrator
mdlca.ca