

**LAND USE AMENDMENT
TUSCANY (WARD 1)
NORTH OF TUSCANY RIDGE VIEW NW AND TUSCANY
BOULEVARD NW
BYLAW 307D2016**

MAP 8NW

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 no 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 October 20

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 307D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 169 Tuscany Ridge View NW (Plan 9910199, Block 30, Lot 38) 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 307D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite or Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. The following points further support this application:

- Transit accessible within approximately 190 metres (Routes 74, 174, 724 and 811);
- Walking distance to shops, services, parks, and schools; and
- Required parking stalls (2) exist on site.

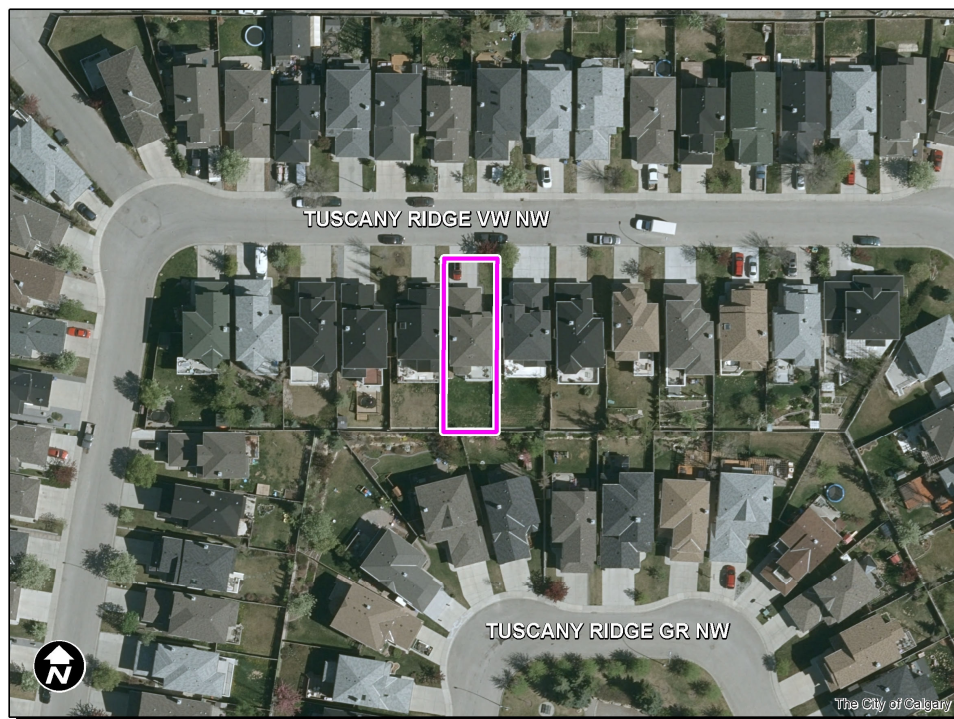
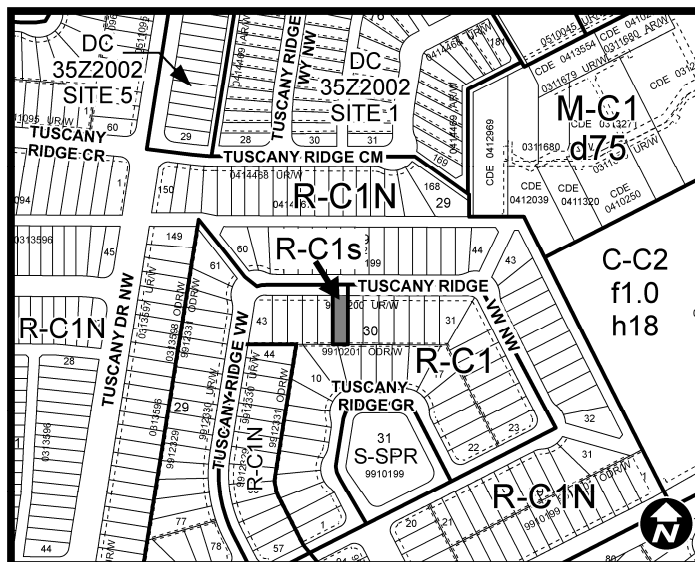
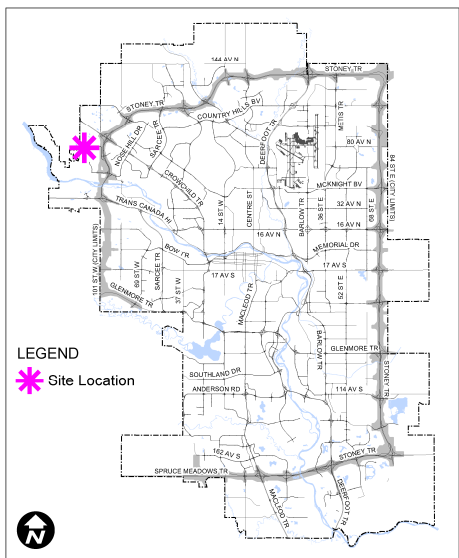
ATTACHMENT

1. Proposed Bylaw 307D2016

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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 0.04 hectares \pm (0.10 acres \pm) located at 169 Tuscany Ridge View NW (Plan 9910199, Block 30, Lot 38) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: G. Morrow

Carried: 4 – 1
Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- No lane, therefore, require more information before a final support/non-support decision is made.
- There is a relaxation required would like to see a policy in place for relaxation approval.

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Applicant:

Lori Gaffney

Landowner:

Lori Gaffney

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Tuscany. The parcel is developed with a single detached dwelling with an attached front double garage. Single detached dwellings exist on all adjacent parcels. The following table provides population statistics for the community of Tuscany:

| Tuscany | |
|------------------------------------|--------|
| Peak Population Year | 2015 |
| Peak Population | 19,737 |
| 2016 Current Population | 19,662 |
| Difference in Population (Number) | -75 |
| Difference in Population (Percent) | -0.4% |

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).

The subject site is approximately 11.1 metres wide and therefore does not meet the minimum R-C1s parcel width requirement of 12.0 metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be required at the development permit stage. The parcel depth is approximately 35.9 metres deep and meets the required minimum. The parcel has the capacity to accommodate a single detached dwelling with a secondary suite and the required on-site parking requirement of two stalls (existing).

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 via the development permit process.

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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 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

Pedestrian and vehicular access is available from Tuscany Ridge View NW. The area is served by Calgary Transit with a bus stop located approximately 190 metres away on Tuscany Drive NW.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The community association does not object.

Citizen Comments

Administration received 5 letters of objection, summarized as follows:

- Reduction of property value;
- Change from “family style” neighborhood;
- Parking and traffic;
- Proximity of renters reduces quality of life and comfort;
- New rental unit would arbitrarily and unfairly create competition with existing landlords;
- Renters do not have an investment in neighborhood safety;
- Home was purchased in good faith with expectation that zoning would be maintained;
- Renters don’t pay property taxes; and
- No need for additional dwelling units as there are vacant rental properties in Tuscany and elsewhere.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I would like to create a secondary/basement suite in my home for a student, young working adult, or a family member.

- Tuscany is a quiet neighbourhood that offers easy access to the C-Train station for University, ACAD, and SAIT students.
- Tuscany offers easy access to bike paths for people for recreational purposes or for those who work downtown.
- Tuscany offers easy access to Cochrane as well as the Trans-Canada highway for work or recreational purposes.
- Tuscany has many green spaces, as well as both on and off-leash parks for families with dogs.
- Tuscany offers easy access to grocery stores and banks, as well as before and after school care locations.
- It is also possible that a secondary suite could accommodate for an ill (my sister) or aging (my mother) relative, or for my children as they become independent adults.

Thank you for your consideration in this matter,

Sincerely,

Lori Gaffney