

**LAND USE AMENDMENT  
MIDNAPORE (WARD 14)  
MIDRIDGE DRIVE SE ON MIDLAWN CLOSE SE  
BYLAW 308D2016**

**MAP 34SS**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The parcel contains an existing single detached dwelling. This application is not submitted as a 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 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 308D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 124 Midlawn Close SE (Plan 7710317, Block 2, Lot 5) 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 308D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for one of two additional forms of residential use (secondary suite or backyard suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007 (LUB).

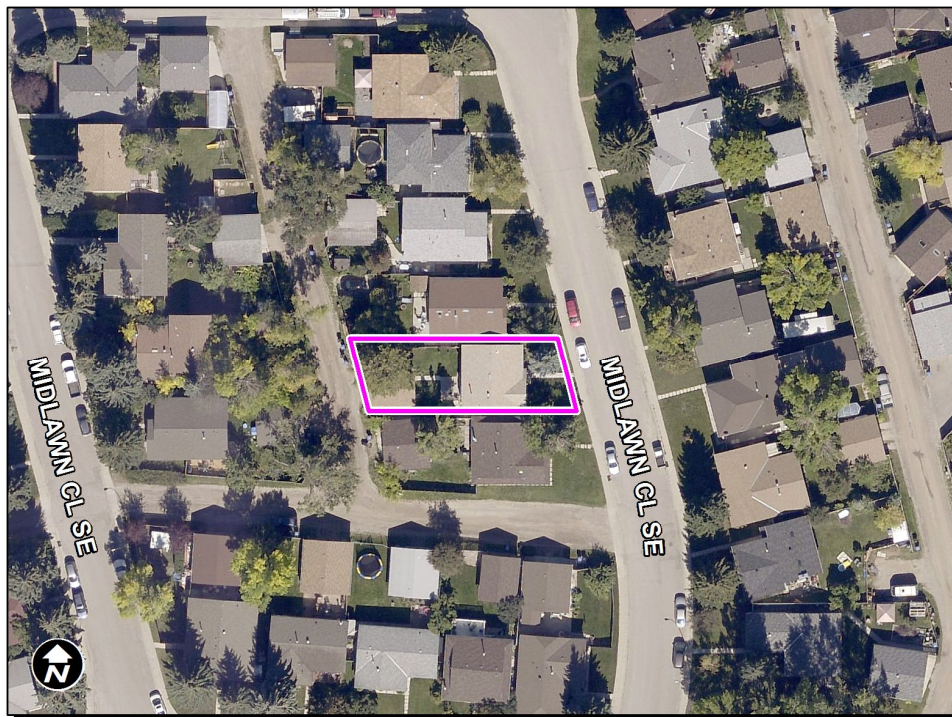
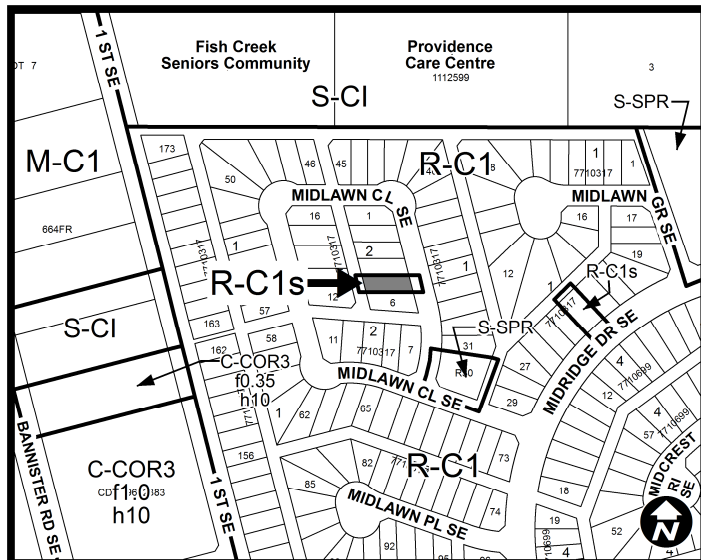
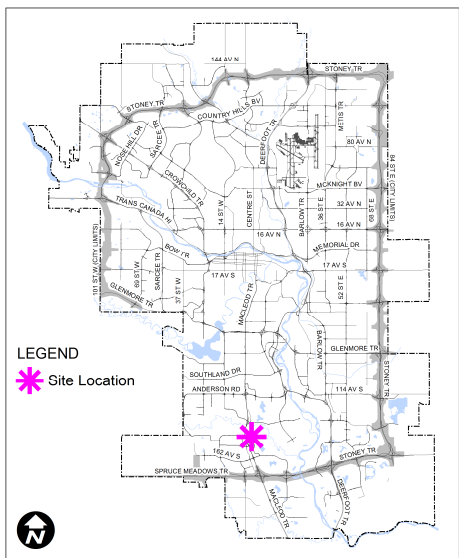
**ATTACHMENT**

1. Proposed Bylaw 308D2016

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LOCATION MAPS



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BYLAW 308D2016

MAP 34SS

**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 124 Midlawn Close SE (Plan 7710317, Block 2, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**  
Absent: G. Morrow

**Carried: 5 – 0**

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MAP 34SS

**Applicant:**

Mark Quiring

**Landowner:**

Marion Quiring  
Mark Quiring  
Chantel Traub

**PLANNING EVALUATION**

**SITE CONTEXT**

The parcel is located within a low density residential R-C1 area in the community of Midnapore. The parcel is approximately 12.2 metres wide, 34.4 metres deep, and 422.1 square metres in area. The parcel is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings. A public park is located south of the parcel, seniors housing is to the north, and commercial services are located east of the parcel, all are within 5 minutes walking distance from the parcel.

Within a 200 metre radius, one parcel to the south east of the application site has been redesignated to R-C1s to allow for a secondary or backyard suite.

The following table identifies the historic peak and current population of Midnapore. The 2016 population has decreased 8 percent from the peak population in 1990.

<b>Midnapore</b>	
Peak Population Year	1990
Peak Population	7,697
2016 Current Population	7,099
Difference in Population (Number)	-598
Difference in Population (Percent)	-8%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use secondary suite or a discretionary use backyard suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for one additional dwelling unit to be considered. The parcel conforms to all Land Use Bylaw (LUB) parcel requirements for secondary and backyard suites.

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**MAP 34SS**

If a secondary suite is proposed with no LUB relaxations, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

## **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) (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), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Midlawn Close SE and the rear lane. The area is served by Calgary Transit bus service with the nearest bus stop located approximately 300 metres to the south. The Fish Creek Lacombe LTR station is approximately 1 kilometre to the northwest. On-street parking adjacent to the site is unregulated.

## **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 Mid-Sun Community Association.

**Citizen Comments**

Administration received three (3) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- disagreement with changing land use designation to appease a few;
- decision to purchase in the neighbourhood was based on it being an R-1 neighbourhood;
- added pressure on on-street parking;
- potential impact of construction of a basement suite on adjacent property;
- impact on views and value of adjacent homes; and
- potential increase in home occupations.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We are applying for a Land Use Redesignation from R-C1 to R-C1s (secondary suite) to create further options for our home. Initially the basement suite will function as rental for younger family members going to university, and in the future for the home owner's textile artwork studio that requires a stove and sink. We want to go through this process legally so we do not decrease the value of our home and can create a safe environment for those living on the lower level. Our house is a bi-level and as such it would be simple to create separate entrances into the main floor and basement, not requiring any major structural changes. In applying for a secondary suite permit we can apply for the appropriate permits for the electrical and plumbing etc, and ensure all work is done properly, is inspected, and done to code. The neighbourhood the house is situated in already has many rental homes and basement rentals, but we would prefer ours to be legal, done with the proper permits, and suited. Our street has ample parking and our lot has a two car garage which provides even more parking and storage space for us and any potential tenants. We also have plenty of green space on the lot both in the front and back yards. Thank you for your consideration.