

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTHEAST OF JOHN LAURIE BOULEVARD NW AND
CHARLESWOOD DRIVE NW
BYLAW 216D2016

MAP 32C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Charleswood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow the development of a secondary suite. 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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 July 14

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 216D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4511 Chapel Road NW (Plan 435JK, Block 3, Lot 8) 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 216D2016

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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 established character of the community. In addition, this 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. Further, the following points support the application:

- The site is located in close proximity to local parks, regional trails and transit;
- The parcel has a rear lane as well as a front driveway; and
- The site meets the lot depth, width, and area requirements.

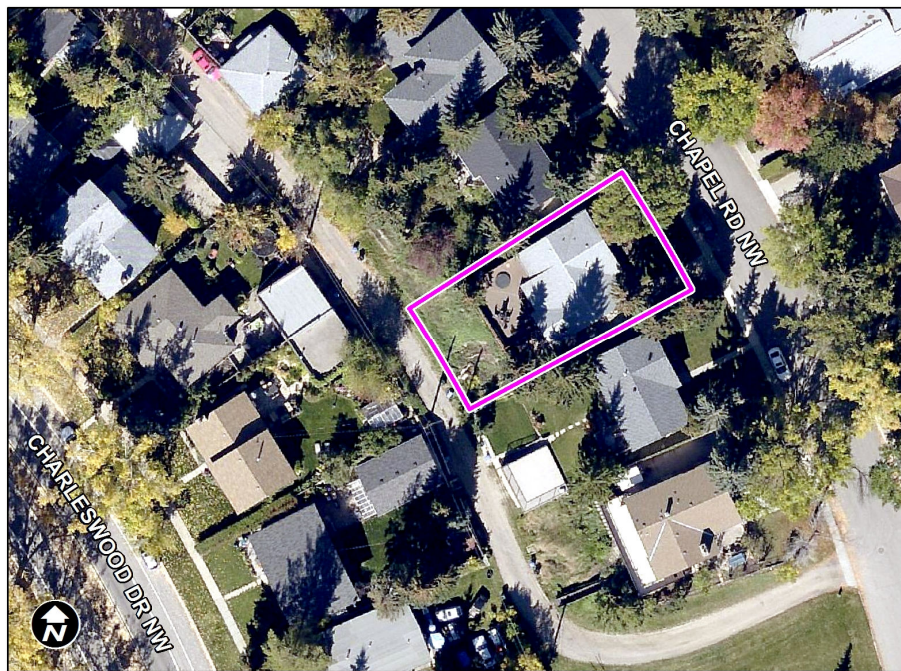
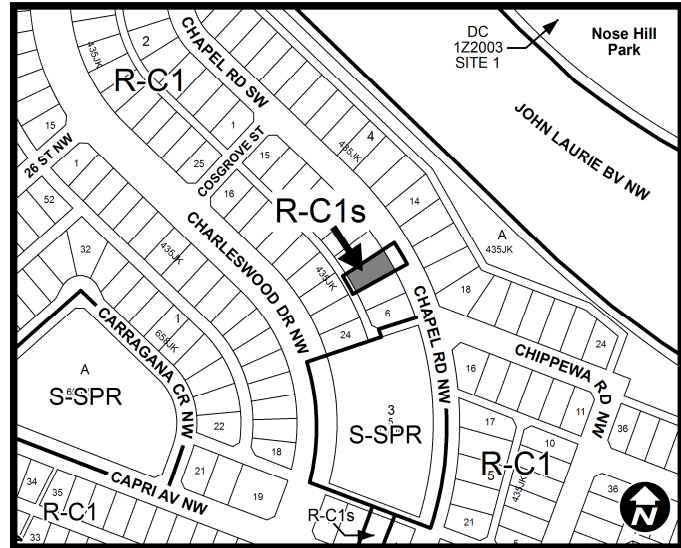
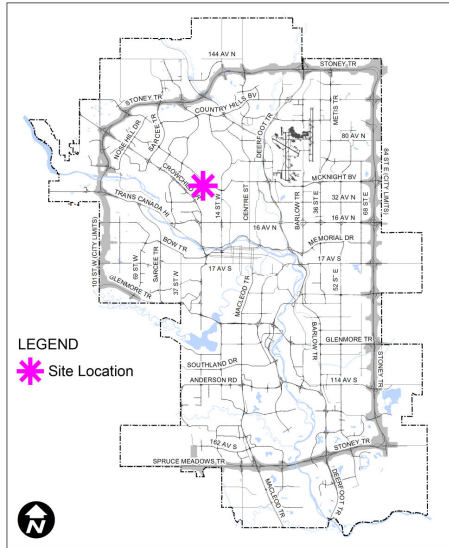
ATTACHMENTS

1. Proposed Bylaw 216D2016
2. Public Submission

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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 ± (0.14 acres ±) located at 4511 Chapel Road NW (Plan 435JK, Block 3, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Timothy Lind

Landowner:

Melanie Lind
Timothy Lind

PLANNING EVALUATION

SITE CONTEXT

The site is located on Chapel Road NW in a low density R-C1 setting in Charleswood. North of the site is a linear park with a regional trail adjacent to John Laurie Boulevard NW. To the west is Charleswood Drive NW and its connection south to Crowchild Trail NW. It is two properties northwest of Chapel Park.

Charleswood	
Peak Population Year	1978
Peak Population	4,895
2015 Current Population	3,669
Difference in Population (Number)	-1226
Difference in Population (Percent)	-25%

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District allows for the development of a secondary suite on a parcel containing a single detached dwelling. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

It is the intent of the applicant to develop a backyard suite by placing it above a new detached garage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

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The subject site meets the minimum R-C1s parcel width requirements (12.0 metres).

Site Frontage (width) = 18 metres (60 feet)
Site width at rear property line = 15 metres (50 feet)
Site area = 567 square metres (6103 square feet)

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.

Municipal Development Plan (MDP)

The site is identified as Developed *Established* Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Area Redevelopment Plan

There is no Area Redevelopment Plan for this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Charleswood Drive NW. The site is served by Calgary Transit with a bus stop for route 145 within 400 metres.

Parking is available at the rear, off the lane and a single car driveway is provided at the front.

Chapel Road NW has an abundance of on-street parking over and above the 1-2 spots available in front of the site. The street is characterized by a combination of no front driveways or single car width front driveways. The relatively large frontages means there is plenty of on-street parking in between existing driveways.

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 secondary suite proposed.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Triwood Community Association responded indicating support for suites within a primary dwelling but felt full comments at this time for a proposed backyard suite are premature without benefit of drawings that aren't required until the Development Permit stage. The letter provided is available in Appendix II

Citizen Comments

Administration received two letters of objection. The following concerns were expressed in response to the proposal:

- Contrary to the neighbourhood's established design and community standards
- A backyard suite over a detached garage would overlook adjacent yards / block surrounding views
- Parking in the lane

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Thank you for the consideration of our application for Land Use Redesignation for the purpose of a backyard secondary suite. We are located on a large lot with the sloped portion of our lot currently unused. Originally we were planning on simply building a detached garage however we thought that our unique sloped lot would be ideal for a backyard suite above the garage. Walking distance to the University of Calgary, Brentwood LRT station and access to all other amenities, the secondary suite would provide an additional affordable housing option in this desirable neighbourhood. We feel that the Redesignation is required to make the best use of the size, characteristics and location of our lot. It is an ideal circumstance for this development as the views of the adjacent properties would be minimally obstructed if at all.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

From: Gordon Alger [REDACTED]
Sent: Monday, June 06, 2016 10:49 AM
To: Furness, Jordan A.
Subject: land use amendment 4511 Chappell Road NW

Jordan Furness
Senior Planner

Re Land Use Amendment From RC-1to RC-1s for the property at 4511 Chapel Road NW

Thank you for your response to our concerns about this land use amendment. The clear explanation you provided helped our committee understand the process involved with a land use amendment and the subsequent development permit application.

The Triwood Planning Committee (TPC) has been generally in favor of secondary suites for the benefits they bring to a mature community like ours. Up to this point we have only reviewed suites that were developed within the existing home's building envelop.

The TPC sees a fundamental difference between a suite within the existing envelop and a suite above a garage or a detached garden suite even though the RC-1s land use designation does not draw any such distinction.

In light of your explanations the TPC's response to this land use amendment may seem "premature" however the negative impacts to the privacy of the adjacent neighbors and those across the lane is a real concern with a suite above a garage (even without seeing the development permit) and for this reason the TPC does not endorse this Land Use Amendment.

Sincerely

Gordon Alger
Triwood Planning Committee