

**LAND USE AMENDMENT
MACEWAN (WARD 4)
SOUTHEAST OF SHAGANAPPI TRAIL AND COUNTRY HILLS
BOULEVARD NW
BYLAW 153D2016**

MAP 18N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of MacEwan from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A Secondary Suite does not currently exist in the basement of the home, 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 May 05

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 153D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 393 MacEwan Park View NW (Plan 9310826, Block 36, Lot 1) 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 153D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and 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. The parcel can be accessed from both the street and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

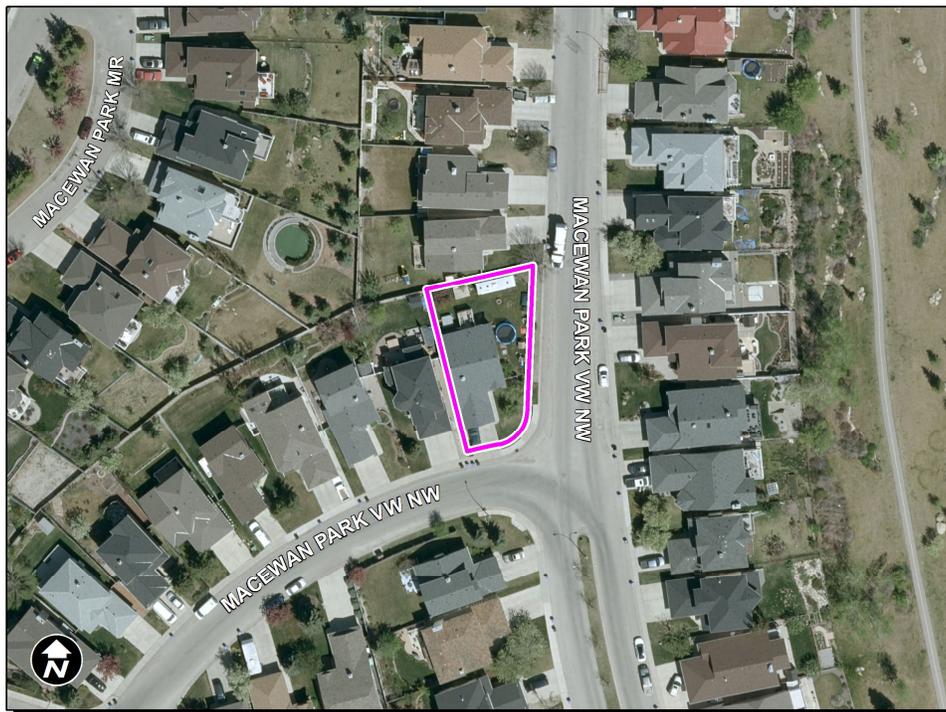
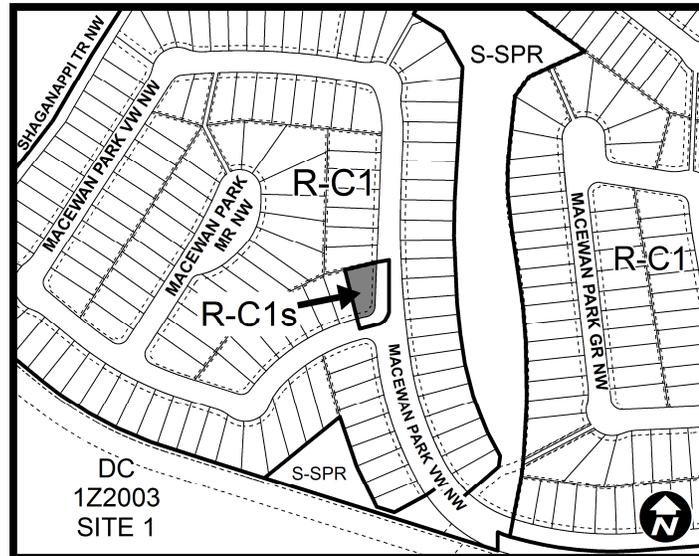
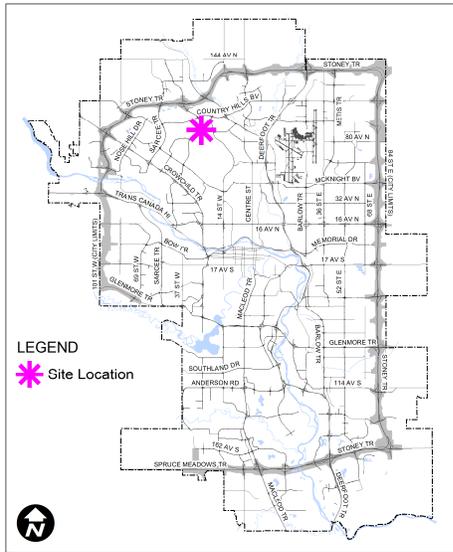
ATTACHMENTS

1. Proposed Bylaw 153D2016
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 \pm (0.14 acres \pm) located at 393 MacEwan Park View NW (Plan 9310826, Block 36, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

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Applicant:

Anna Bernier

Landowner:

Anna Bernier

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of MacEwan. The site is developed with a single detached dwelling with attached two car garage that is accessed from MacEwan Park View. There are also two surface stalls located on the driveway. The site is approximately 450 metres from closest bus stop.

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) and one additional discretionary use (backyard suite).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be 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 an additional dwelling unit (in the form of a Secondary Suite) to be considered via the development permit process.

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).

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Crowchild Phase 3 Area Structure Plan (ASP) (2008):

Although this parcel falls under the Crowchild Phase 3 ASP, there are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from MacEwan Park View NW. The area is served by Calgary Transit with the closest bus stop located approximately 450 metres away on MacEwan Drive NW. 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 depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

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 MacEwan / Sandstone Community Association was circulated as per the normal circulation process, and were contacted again April 21, 2016; no comment was received.

Citizen Comments

Two letters of objection were received by Administration. Reasons cited include:

- Approval could set a precedent for future applications;

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- Negative impact on property values; and
- Suites would not be in keeping with the nature of the community.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making a request to redesignate my property from R-1 to R-1s (secondary suite). There are several reasons for this. If I get approved, I would like to build a one bedroom basement suite in my house. The main reason is that my mother is getting old and at some point, she may need to move in with me; however I'd prefer to have a separate space for her as she and I don't get along well if we are in the same space. Also, in the meantime, I need to have extra income as I am a single mother of two children with an unstable job in the petroleum industry. I really need this for survival. I truly hope you will approve my application.