

LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SOUTH OF SCURFIELD DR NW
BYLAW 111D2016

MAP 9W

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. 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 March 24

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 111D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 9087 Scurfield Drive NW (Plan 9111125, Block 6, Lot 23) 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 111D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, 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 the application:

- The site is along a main road in Scenic Acres;
- The site is in close proximity to an LRT station and major bus routes run in front of the site; and
- The site is in close proximity to two schools.

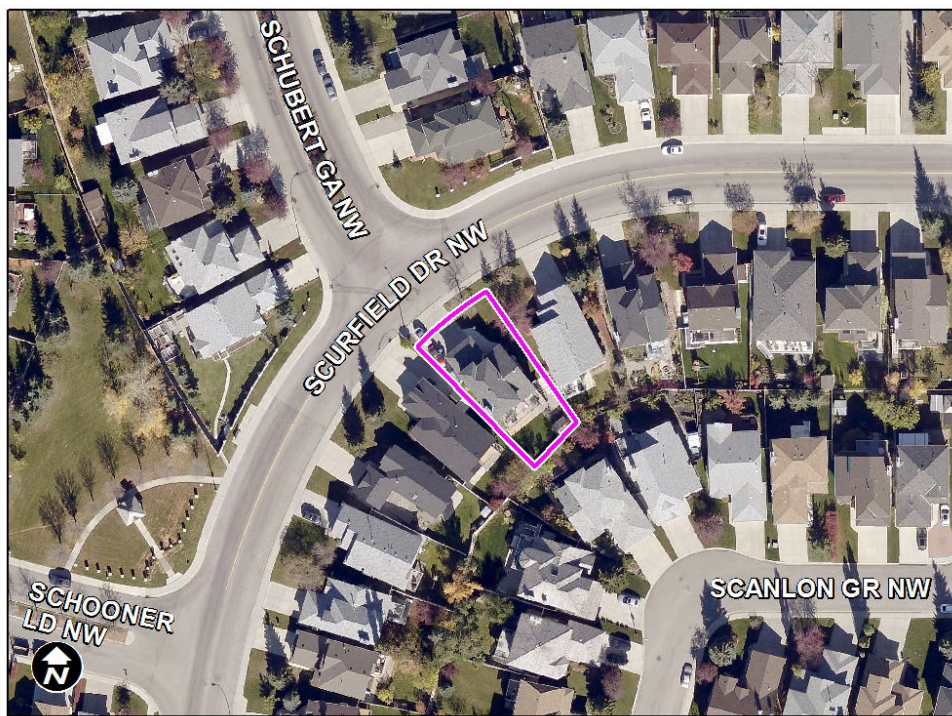
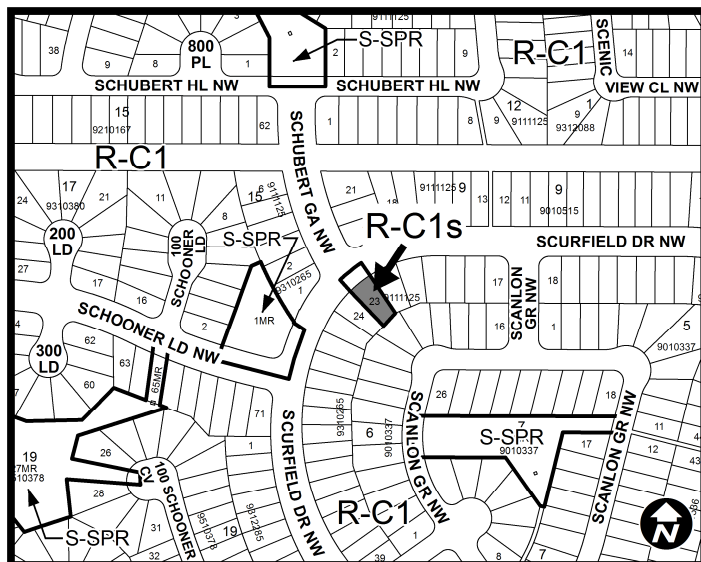
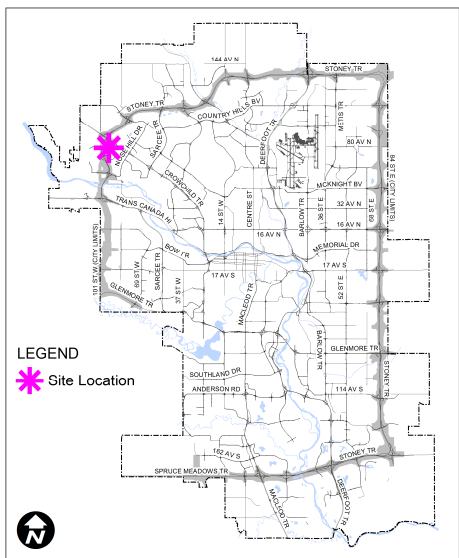
ATTACHMENT

1. Proposed Bylaw 111D2016

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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 \pm (0.12 acres \pm) located at 9087 Scurfield Drive NW (Plan 9111125, Block 6, Lot 23) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

Comments from Ms. Wade:

- To the best of my knowledge there is no statistical evidence that renters keep their units in a lesser fashion than owners. In addition, there is no statistical information that renters are a safety threat to a community. I would challenge that this evidence be provided when these statements are being made by citizens.

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Applicant:

Darrell Kleven

Landowner:

Darrell Kleven
Larissa Grondin

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Scenic Acres, the site is approximately 15.24 metres wide by 34.48 metres deep. The parcel is developed with a single detached dwelling with a double attached garage. Single detached dwellings exist on all adjacent parcels.

The adjacent parcel located at 9083 Scurfield Drive NW has recently applied for a secondary suite and the application is scheduled for the Public Hearing on 2016 April 11.

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 (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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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Scurfield Drive NW, a major road within the community. The site has a front-drive garage and a driveway. The site is also located within walking distance to the Crowfoot LRT station and a feeder bus stops along Scurfield Drive NW in very close proximity to the site.

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.

PUBLIC ENGAGEMENT

Community Association Comments: The community association does not object.

Citizen Comments: One letter of objection was received from an adjacent owner.

Public Meetings: No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

As owners of the property noted above, we would like to apply to have a secondary suite located in our walk-out basement. We will continue to occupy the upper two floors of our home.

One of our close friends is an immigrant from Cuba who became a Canadian citizen in 2014. He is in the process of applying to bring his wife and two infant daughters from Cuba to Canada.

We would like to develop this suite to accommodate this young family. As the basement is a walk-out, they would have their own entrance and access to the backyard with grass for the children to play. We also have a triple driveway in the front of our home, so parking is not an issue. Our home is located on the bus line and has C-train access nearby.

One of our neighbours has also applied for a secondary suite and we have had a conversation with the other neighbour who has advised that they no issue with the suite.