

**LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016**

MAP 36W

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 April 07

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 117D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4524 Varsity Drive NW (Plan 2764JK, Block 13, Lot 17) 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 117D2016.

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 applicant engaged with the residents of neighbouring properties and no objections have been received.
- Multi-residential development exists directly across the street on Varsity Drive NW.
- A transit stop is located directly across from the site on Varsity Drive NW.
- The site has lane access.

**LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016**

MAP 36W

- Varsity Acres School is located within 6 minutes walking distance
- Commercial (Varsity Plaza) located within 100 metres walking distance
- South Shaganappi Communities Area Plan specifically identifies the proliferation of secondary suites as a means to achieve the strategic objective of “Complete Communities”.

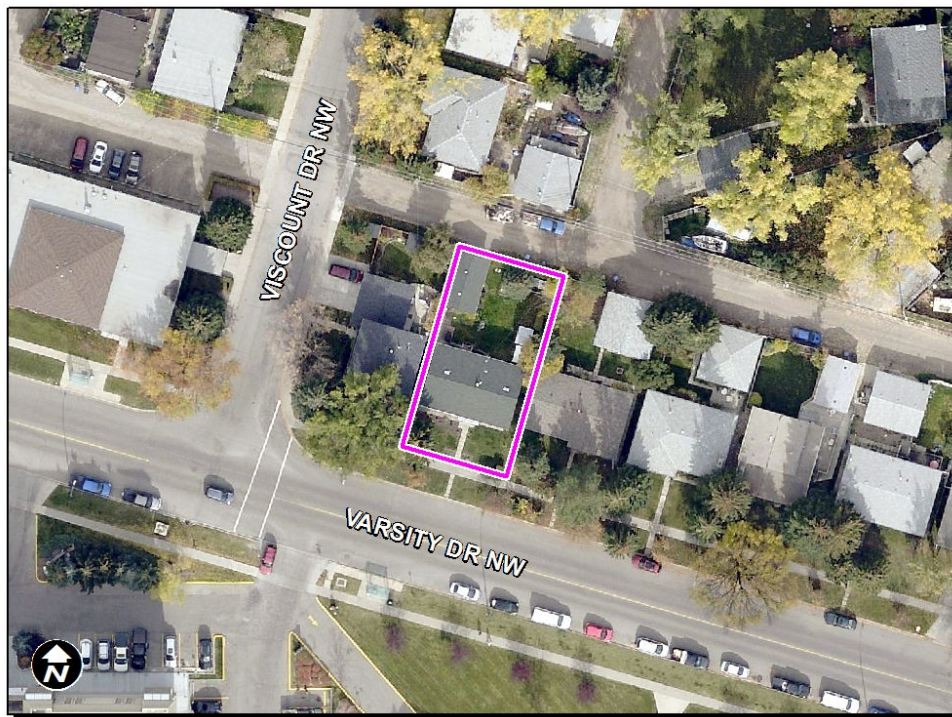
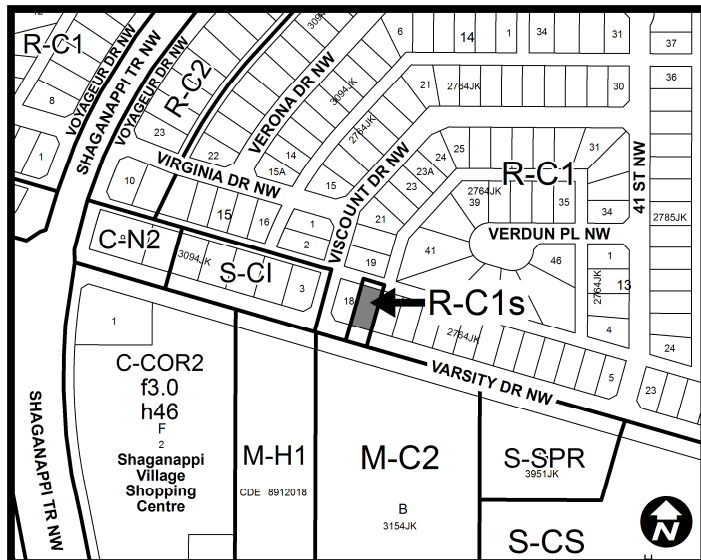
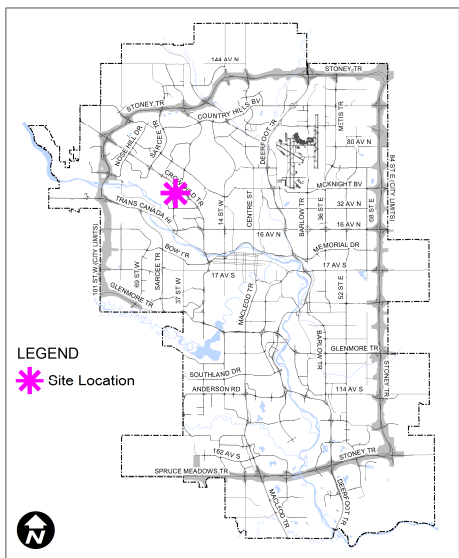
ATTACHMENT

1. Proposed Bylaw 117D2016

LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016

MAP 36W

LOCATION MAPS



LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016

MAP 36W

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 4524 Varsity Drive NW (Plan 2764JK, Block 13, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 9 – 0

LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016

MAP 36W

Applicant:

Cynthia Devouge

Landowner:

Cynthia Devouge

PLANNING EVALUATION

SITE CONTEXT

Located in a low density R-C1 setting in the community of Varsity, the site is approximately 15.7 metres wide by 30.4 metres deep. The parcel is developed with a single detached dwelling with a detached garage, accessed from the lane. Single detached dwellings exist on the adjacent parcels to the east, west, and north. Located to the south is multi-residential development (M-C2). The closest transit stop is located directly across the street on Varsity Drive NW (Routes 22 and 407).

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 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 MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with overarching MDP policies, including: *Established Areas* policies (Section 3.5.3), *Neighborhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

South Shaganappi Communities Area Plan (2011):

Policy CC1 states, "New residential developments should provide a suitable mix of housing types e.g., including...secondary suites..."

**LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016**

MAP 36W

Section 8.2 Supporting Policy Text states, "Diverse housing types should be provided including...secondary suites...".

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Varsity Drive NW, with vehicular access to the existing detached garage from the rear lane. The area is served by Calgary Transit with a bus stop located directly across the street from the parcel. The site is approximately 1.6 kilometres walking distance from Dalhousie LRT station, and 1.7 kilometres walking distance from Brentwood LRT station.

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

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 advised that it does not have a policy in regards to secondary suite applications. The applicant engaged with the Community Association and was asked to directly contact her neighbours. The Community Association did not receive any comments from residents regarding this application.

Citizen Comments: No citizen comments were received.

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

**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2016 JUNE 13**

**ISC: UNRESTRICTED
CPC2016-126
LOC2016-0030
Page 7 of 7**

**LAND USE AMENDMENT
VARSITY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND VARSITY DRIVE NW
BYLAW 117D2016**

MAP 36W

APPENDIX I

APPLICANT'S SUBMISSION

This application is submitted to request approval to redesignate my property from a R-C1 to a R-C1s for the purpose of changing the property to a 2 unit dwelling with a secondary suite.