

LAND USE AMENDMENT  
SCENIC ACRES (WARD 1)  
SOUTHWEST OF CROWCHILD TRAIL NW & NOSE HILL DRIVE  
NW  
BYLAW 46D2016

MAP 10NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Scenic Acres from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for 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.

**ADMINISTRATION RECOMMENDATION(S)**

2016 January 28

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 46D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 36 Scenic Cove Circle NW (Plan 8210866, Block 2, 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 46D2016.

**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 following points support the application:

- The site has corner parcel access;
- The site is in close proximity to Scenic Cove Park; and
- The site is in close proximity to the Crowfoot LRT Station.

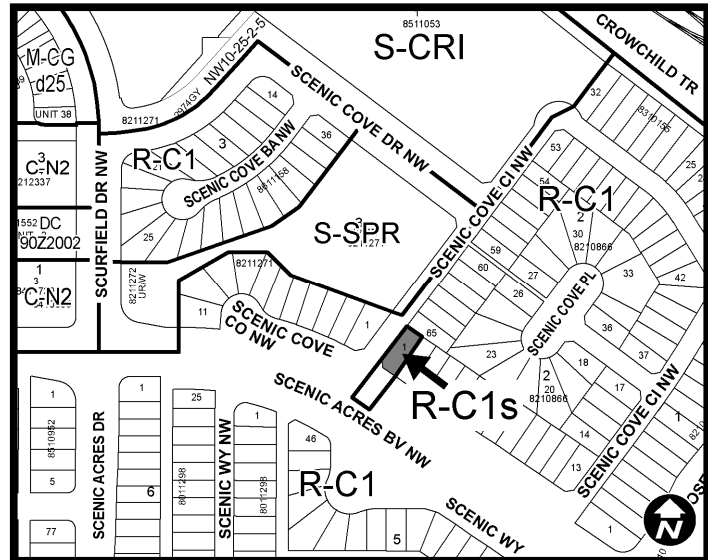
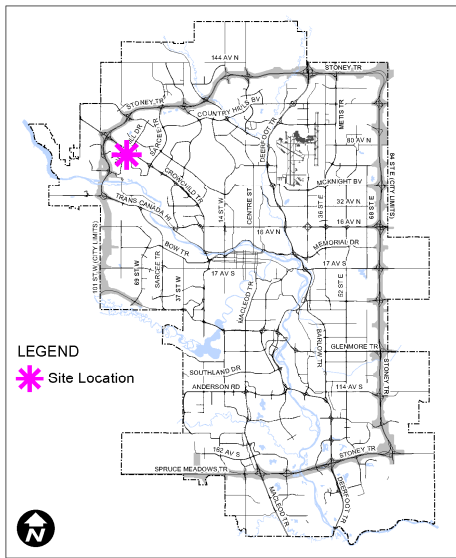
**ATTACHMENT**

1. Proposed Bylaw 46D2016

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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 36 Scenic Cove Circle NW (Plan 8210866, Block 2, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G.-C. Carra**

**Carried: 8 – 0**

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**Applicant:**

John Trinh & Associates

**Landowner:**

Garth F Atkinson  
Christina Joy Deus

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located on Scenic Cove Circle NW in a low density residential R-C1 setting in the community of Scenic Acres. To the south of the site is Scenic Acres Boulevard NW and east of the site is Nose Hill Drive NW. The site itself is developed with a single detached dwelling. There is currently no on-site parking. This will be reviewed at the development permit stage the required two on-site parking stalls.

**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)

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.

**Site Specific Considerations**

The subject site has a width of 14.4 metres and therefore, does not meet the minimum R-C1s parcel width requirements of 15 metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be reviewed at the development permit stage.

Nonetheless, the parcel area meets the minimum parcel depth and area requirement and has the capacity to accommodate:

- a single detached dwelling with a secondary suite; and,
- the two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite)

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**LEGISLATION & POLICY**

**Municipal Development Plan (MDP)**

The parcel 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.

There is no local area plan for Scenic Acres.

**TRANSPORTATION NETWORKS**

Pedestrian access is available from Scenic Cove Circle NW. The parcel is served by Calgary Transit with the Crowfoot LRT Station approximately 400m away.

**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.

**ENVIRONMENTAL SUSTAINABILITY**

There are no environmental features provided in this application.

**GROWTH MANAGEMENT**

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

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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Community Association has no objections, provided the applicant can meet the on-site parking and amenity space requirements as set by the Land Use Bylaw.

### **Citizen Comments**

One letter of objection was received by Administration. The following concerns were expressed in response to the proposal:

- Possibility of increased traffic;
- Potential decrease in property values;
- Small size of the subject parcel; and
- Surrounding parcels are zoned R-C1.

### **Public Meetings**

No meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

I am applying to have the zoning amended on my property to allow for a secondary suite.

The city of Calgary has a focus on bringing the secondary suites that exist today up to minimum safety standards. However to really correct this problem there also needs to be focus on being proactive in allowing for new legal secondary suites. Otherwise illegal suites that do not meet minimum safety code will continue to be a problem. Those who oppose secondary suites in Calgary have voiced concerns over them being unsafe. I want to actively participate in reducing these concerns by developing a secondary suite in my home following all the correct steps laid out by the city and following all proper safety standards. I would like to be able to provide a space that is city approved to future tenants as well. By having the zoning on my property changed it allows for the city to have more control over whether secondary suite safety codes are being met.

Allowing secondary suites across the city is about allowing homeowners more choice around their property. It supports young families, students, seniors and professionals a variety of housing options and adds to a diverse sense of community which are fundamentals to supporting complete communities – a key goal for the City of Calgary. They are actually a piece of the larger puzzle of growing a city where there is a place for everyone in our communities.

My property specifically is located directly beside the crowfoot c-train station. Mixed land uses near transit contribute to a healthy city. Transit supports communities by considering that density should be organized in communities to take advantage of transit services. This is a fantastic neighbourhood, and essentially I have a space that I can hopefully offer to rent that will benefit future tenants.

This change would also benefit me and my children as well. It would allow me to supplement my income, invest in my future and my children's future, saving for their education and planning for retirement. I am a responsible homeowner and that will extend into being a mindful and sensible landlord.

I have had conversations with my neighbours, who have showed their support and do not have concerns with the addition of a secondary suite. I have also spoken with my community association, in general back the addition of secondary suites in my community.

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**APPENDIX II**

**LETTERS SUBMITTED**

December 15, 2015

To: Michael Angrove, File Manager  
Planning, Development & Assessment  
City of Calgary

Reference: LOC2015-0183

In response to a request for comment about a Land Use Amendment from R-C1 to R-C1s, at 36 Scenic Cove, the Scenic Acres Community Association (SACA) has the following comments:

Generally, SACA does not object to Land Use Amendments to allow secondary suites, provided that the applicants can comply with all city regulations and bylaws pertaining to such suites, and there is no strong opposition from adjacent residents.

Currently, the property at 36 Scenic Acres has no on-site parking. To comply with R-C1s regulations, the property will need parking space on-site. We did contact the applicant about this issue and we believe that the applicant is sufficiently aware of the parking requirement. The applicant intends to add an on-site parking pad for two vehicles.

We note that the yard size on the property is not large. With the addition of a double parking pad, consideration needs to be given to the requirement for tenant amenity for outdoor space.

Assuming that the applicant can comply with the above requirements, and any others for R-C1s suites, SACA has no objection to this Land Use Amendment.

Regards,

Lee De Korte  
Director, Community Development  
Scenic Acres Community Association  
8825 Scurfield Drive NW  
Calgary, AB T3L 2A8  
scenicboard@shaw.ca  
Phone: 587-224-6540 (mobile)