

LAND USE AMENDMENT  
CITADEL (WARD 2)  
EAST OF COUNTRY HILLS BOULEVARD NW & STONEY TRAIL  
NW  
BYLAW 47D2016

MAP 22NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Citadel 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. This decision came into effect 2014 January 01.

**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 47D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 5 Citadel Estates Terrace NW (Plan 9813292, Block 1, Lot 2) 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 47D2016.

**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. Further, the following points support the application:

- The site is located on a corner lot;
- The site is able to accommodate the required vehicle parking; and
- The site is in close proximity to several parks.

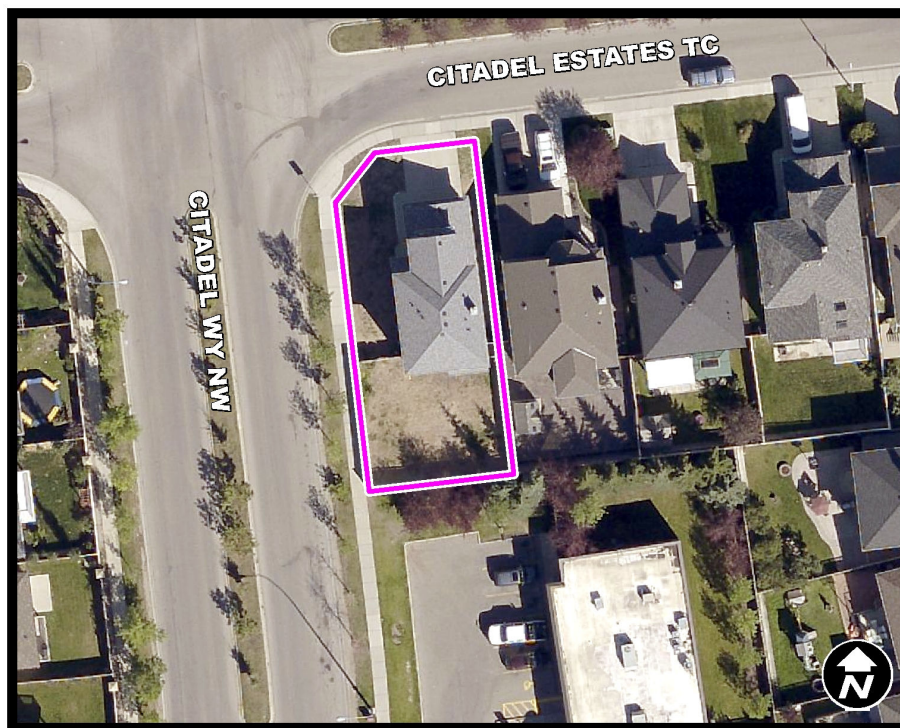
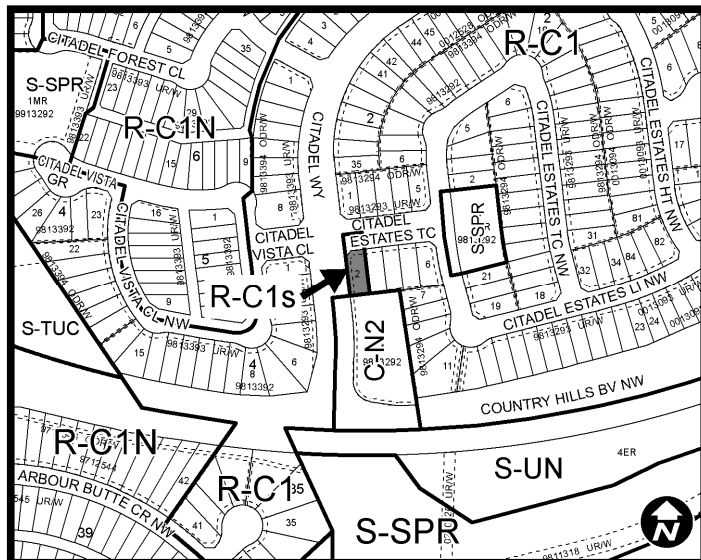
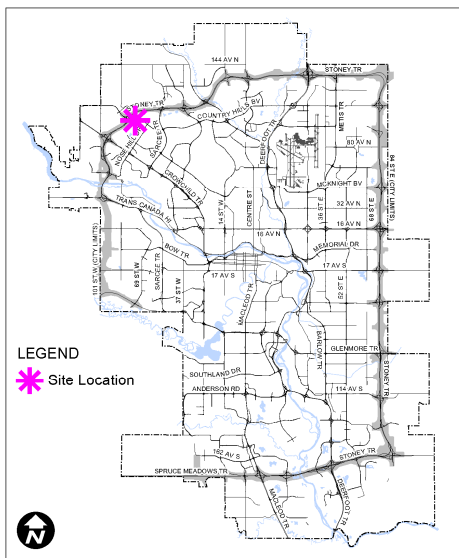
**ATTACHMENT**

1. Proposed Bylaw 47D2016

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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 5 Citadel Estates Terrace NW (Plan 9813292, Block 1, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**  
Absent: G.-C. Carra

**Carried: 7 – 0**

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**Applicant:**

Sharlene Chandra

**Landowner:**

Lila W Chandra  
Subhash Chandra

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located on Citadel Estates Terrace NW in a low density residential R-C1 setting in the community of Citadel. To the south of the site is Country Hills Boulevard NW and west of the site is Citadel Way NW. The site itself is developed with a single detached dwelling with a two-car garage accessed from the street.

**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. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

**Site Specific Considerations**

The subject site has a width of 14.5 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.

**Crowchild Phase 4 Area Structure Plan (ASP)**

This site falls under the Crowchild Phase 4 Area Structure Plan. However, there are no applicable policies within this plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicle access is available from Citadel Estates Terrace NW. The parcel is served by Calgary Transit with a bus stop for the 199 and 775 routes located less than 100 metres away on Citadel Vista Close NW. The 157 route has a direct connection to the Crowfoot 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.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

There are no environmental features provided in this application.

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## **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**

No comments received by CPC Report submission date, despite multiple contact attempts by Administration.

### **Citizen Comments**

No comments received by CPC Report submission date.

### **Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

My elderly parents would like to change the current land use designation of their single family home to allow for a secondary suite to be developed in the basement.

Their current home is in an area that they know well, is close to family and friends, and as such they would like to stay in this home. By creating a secondary suite this will supplement their fixed income and may also increase the value of their home, resulting in less financial stress in their elderly years.