

**LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016**

MAP 9NW

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.

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 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 49D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 9083 Scurfield Drive NW (Plan 9111125, Block 6, Lot 22) 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 49D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be 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.

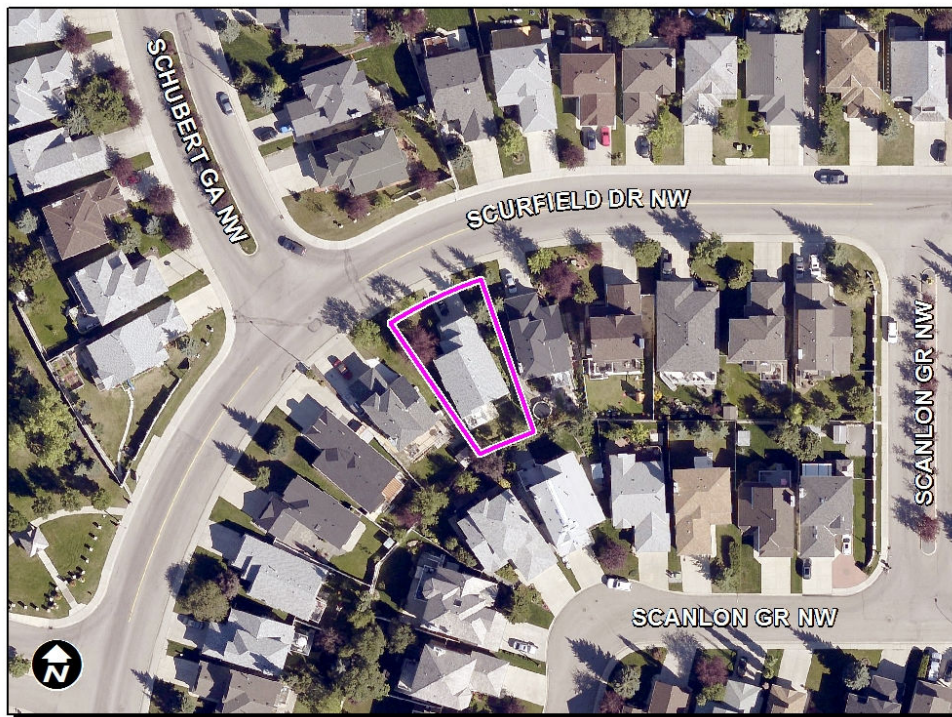
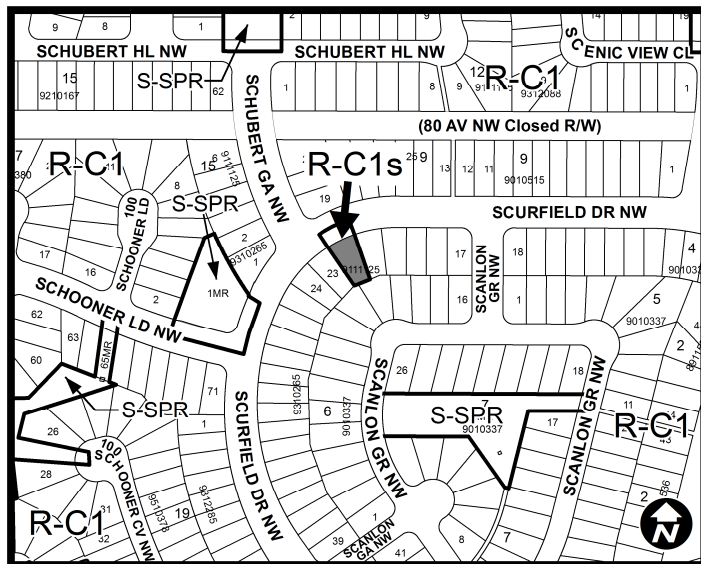
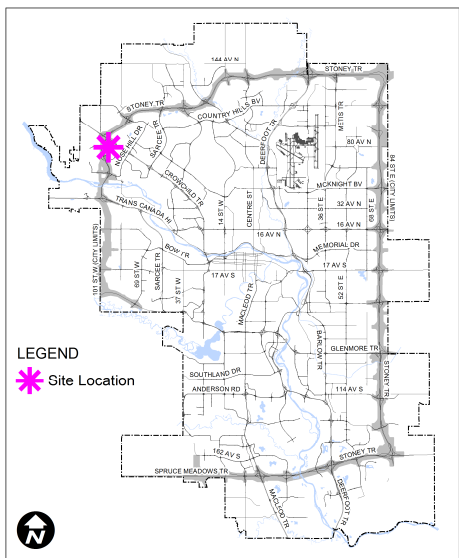
ATTACHMENTS

1. Proposed Bylaw 49D2016
2. Public Submission

LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016

MAP 9NW

LOCATION MAPS



LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016

MAP 9NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 9083 Scurfield Drive NW (Plan 9111125, Block 6, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016

MAP 9NW

Applicant:

Jingfu Cheng

Landowner:

Zhongjun Zhang
Weiyen Zhou

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Scenic Acres the site is a reverse pie shaped lot measuring approximately 16 metres wide by 33 metres deep. The parcel is developed with a single detached dwelling with attached garage, accessed from the street. Single detached dwellings exist on all sides around the home and area characteristic of the area. No rear lane exists on the parcel.

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).

**LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016**

MAP 9NW

There is no local area plan for Scenic Acres.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Scurfield Drive NW. Calgary Transit stops are located directly outside the site on Scurfield Drive NW. Unrestricted on-street parking is permitted in the area.

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

No environmental Issues have been identified in reviewing this application.

GROWTH MANAGEMENT

This Land Use Amendment does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

The Scenic Acres Community Association has no objection to the application.

Citizen Comments

Two letters of objection were received to the proposed Land Use Amendment. The summarized concerns from these letters are as follows:

- Property values being negatively impacted due to redesignation.
- Inconsistencies and errors within the applicant's submission.
- Limited number of parking stalls.
- Change in neighbourhood character due to new tenants in the suite.

**LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016**

MAP 9NW

One neighbor indicated support for the suite expressing an interest to develop their own suite.

Public Meetings

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
SCENIC ACRES (WARD 1)
SCURFIELD DRIVE SOUTH OF SCURFIELD GATE NW
BYLAW 49D2016**

MAP 9NW

APPENDIX I

APPLICANT'S SUBMISSION

- 1) Supply of affordable rental housing in Terrace without affecting neighbourhood character or the need for a government program or subsidy.
- 2) It helps add additional affordable housing units and helps low-income groups.
- 3) The Secondary suite is close to schools/bus station/C-train, and has four parking stalls.
- 4) It is an easier path for me as a home buyer, because of the extra rental income.
- 5) It might increase my property value.