

LAND USE AMENDMENT
DEER RUN (WARD 14)
SOUTH OF 146 AVENUE SE AND EAST OF BOW BOTTOM
TRAIL SE
BYLAW 53D2016

MAP 36SS

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. This application was submitted as a result of a complaint. No secondary suite was found in the dwelling at the time of inspection.

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 February 11

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 53D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 264 Deer Park Place SE (Plan 7710807, Block 12, 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 53D2016.

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 53D2016
2. Public Submission

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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 264 Deer Park Place SE (Plan 7710807, Block 12, Lot 22) from Residential – Contextual one Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 2

Opposed: S. Keating and M. Foht

Reasons for opposition to the Adoption recommendation from Cllr. Keating:

- There is no lane, therefore, no ability to add parking off lane. The front parking is tandem, which is not an acceptable requirement.

Reasons for opposition to the Adoption recommendation from Mr Foht:

- There is no lane on this property creating less opportunity for parking. Any additional parking would require removal of landscaped area. This new land use to allow secondary suites is appropriate in most areas, but lots without lanes should be excluded.

2016 February 11

MOTION:

The Calgary Planning Commission **FILED** Administration's recommendation of **APPROVAL** and recommends that Council:

1. **REFUSE** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 264 Deer Park Place SE (Plan 7710807, Block 12, Lot 22) from Residential – Contextual one Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. **ABANDON** the proposed Bylaw.

Moved by: M. Foht

LOST: 2 – 5

Opposed: G. Morrow, M. Wade,
C. Friesen, R. Wright
and M. Tita

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Applicant:

Calinda Lomenda

Landowner:

Calinda Lomenda

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Deer Run, the site is approximately 17 metres wide by 34 metres deep. The parcel is developed with a single detached dwelling with a front driveway, currently providing tandem parking. Single detached dwellings exist to the north, south and east of the parcel.

The parcel is approximately 250 metres from a bus stop.

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) or 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).

There is no local area plan for Deer Run.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Deer Park Place SE with vehicular access by the front driveway only. There is no laneway. The area is served by Calgary Transit with a bus stop located 250 metres walking distance from the site along Deer Run Drive SE. The number 28 bus route stops at this location. 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

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: no comments received.

Citizen Comments: no comments received.

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

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APPENDIX I

APPLICANT'S SUBMISSION

My name is Callie Lomenda and I have put forth an application for Land Use Re-designation for the property 264 Deer Park Place SE.

One of the reasons for this application is with the economy and rental market we are currently faced with, I would like to help out a family member finding a safe, quality place to live and raise his children.

My property is close to all amenities including:

- Deer Run Elementary School (K-6) down the street.
- Deer Run Community Centre (before and after school care, gym, outdoor skating rink, 2 baseball diamonds, numerous soccer fields) just down the street.
- Public transit access to all schools, as well as Canyon Meadows C-train station.
- Shopping and amenities
- Fish Creek Park and Sikome Lake in walking distance.

The property itself has the capacity and size to accommodate a secondary suite, as well as ample space in the backyard.