

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

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 following 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 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 55D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 476 Canterbury Drive SW (Plan 6140JK, Block 9, Lot 9) 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 55D2016.

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.

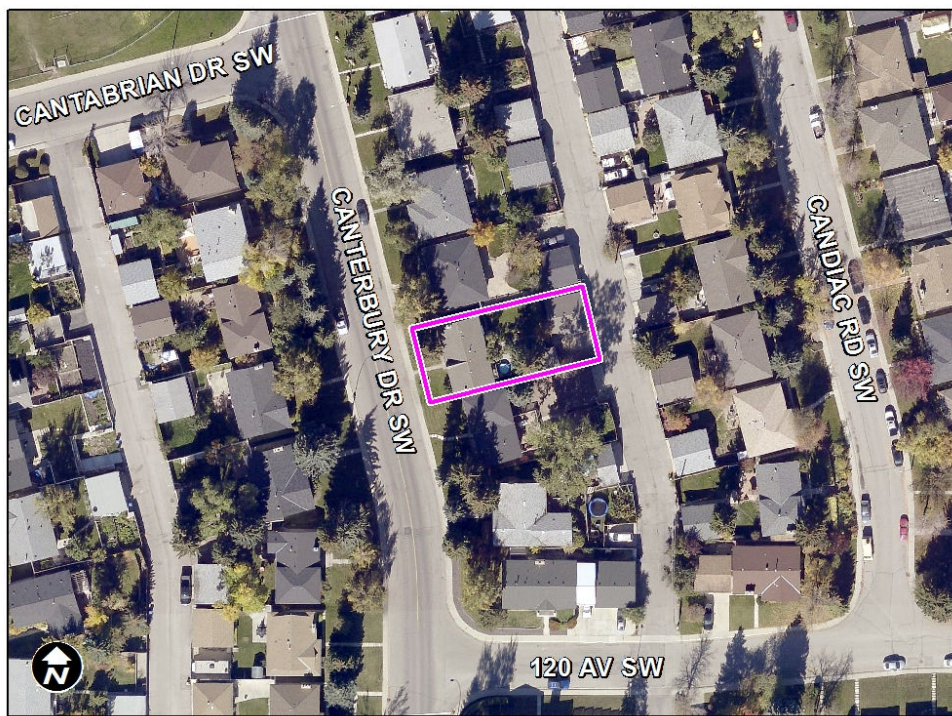
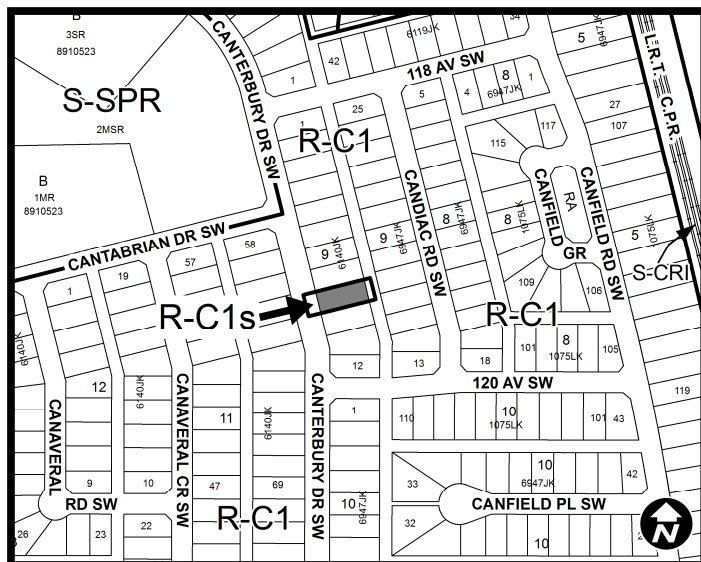
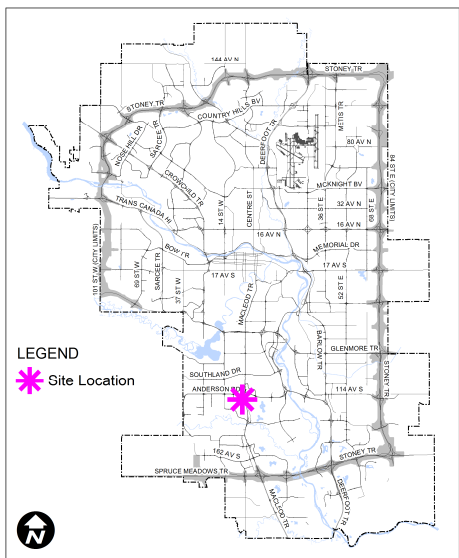
ATTACHMENT

1. Proposed Bylaw 55D2016

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

LOCATION MAPS



LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 476 Canterbury Drive SW (Plan 6140JK, Block 9, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 0

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

Applicant:

Bryan Culliton

Landowner:

Bryan Culliton
Gina Milinazzo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the site is approximately 16 metres wide by 36 metres deep. The parcel is developed with a single detached dwelling with detached garage accessing the rear lane. Single detached dwellings exist to the north, south and east of the parcel. There is no existing secondary suite at this time.

The parcel is approximately 32 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).

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

There is no Local Area Plan for Canyon Meadows.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Canterbury Drive SW with vehicular access to the existing attached garage via the rear lane. The area is served by Calgary Transit with a bus stop located 32 metres walking distance from the site. The number 35 bus route stops at this location.

The Canyon Meadows LRT Station is located 1.4 kilometres away and the Anderson LRT Station is located 1.4 kilometres from the site.

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: Administration received 2 letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Increase in traffic;
- Decrease of on-street parking availability;
- Decrease in property values;

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016

MAP 9S

- Negative impact on neighbourhood dynamics;
- Lack of upkeep on rental properties; and
- Desire to live in single family dwelling community.

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

**LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTH OF ANDERSON ROAD SW AND WEST OF MACLEOD
TRAIL
BYLAW 55D2016**

MAP 9S

APPENDIX I

APPLICANT'S SUBMISSION

My wife and I are applying for a re-zoning of our property at 476 Canterbury Drive SW, Calgary from R-C1 to R-C1s. The basement in the home had already been fully developed into a suite before we purchased the home, but now requires re-zoning compliance.

The home, garage and property are in immaculate condition, as is the professionally developed basement suite, with a separate entrance. There is lots of parking space already in place at the rear of the property, for two vehicles.

The large, landscaped back yard is always kept clean, and maintained regularly.

There is a bus stop literally at the front door, and both Southland and Anderson Stations are only 5 minutes away. The South Centre and Shawnessy Shopping Centres are closeby. There is a Strip Mall with a large Rexall drug store and a convenience store, only 2 minutes away on Elbow Drive.

There are several Day Care centres in the Neighbourhood, and local schools are within minutes of the home. Fish Creek Park is also in the neighbourhood.

The house is currently being rented to a long term tenant, a quiet single mother who's daughter already attends school in the area. The basement is to be rented long term to another responsible and quiet single parent we know, also with a young child, should our application be approved.

The property itself has been professionally managed by Emerald Management for many years, and regular inspections and Maintenance schedules are strictly adhered to personally by the owners.

We have notified the neighbours on either side of our home about our application, and they have agreed that they have absolutely no problem with our intent, should it be approved.