

**LAND USE AMENDMENT  
CANYON MEADOWS (WARD 13)  
ELBOW DRIVE SW AND CANTERBURY DRIVE SW  
BYLAW 74D2016**

**MAP 9S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The site, which contains an existing Single Detached Dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and this application was not submitted as a 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 February 25

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 74D2016; and

1. **ADOPT** the proposed redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 11808 Elbow Drive SW (Plan 5720JK, Block 16, Lot 47) 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 74D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

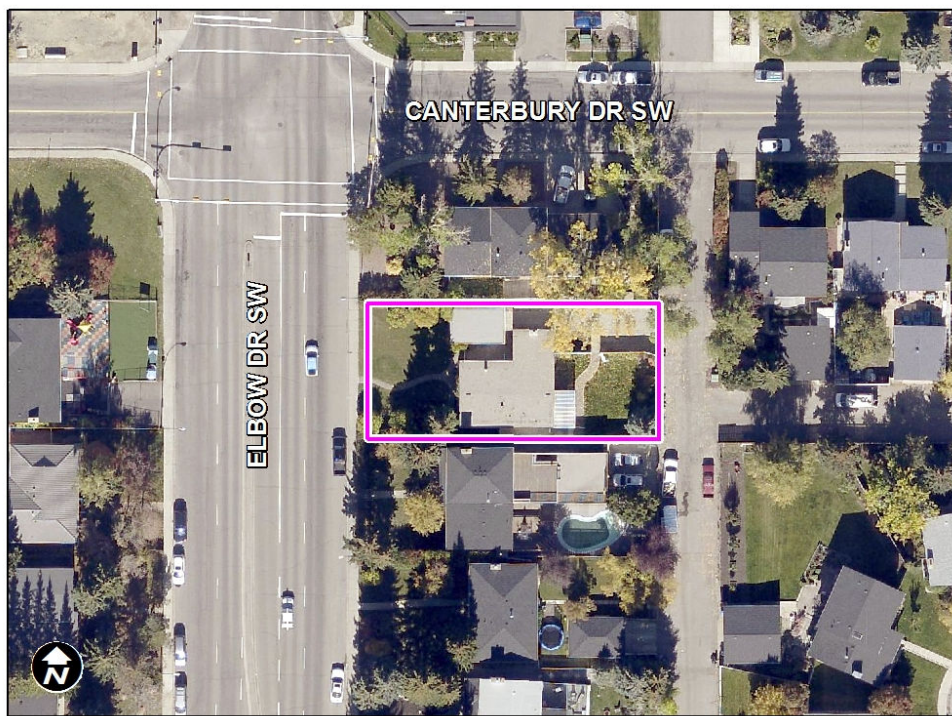
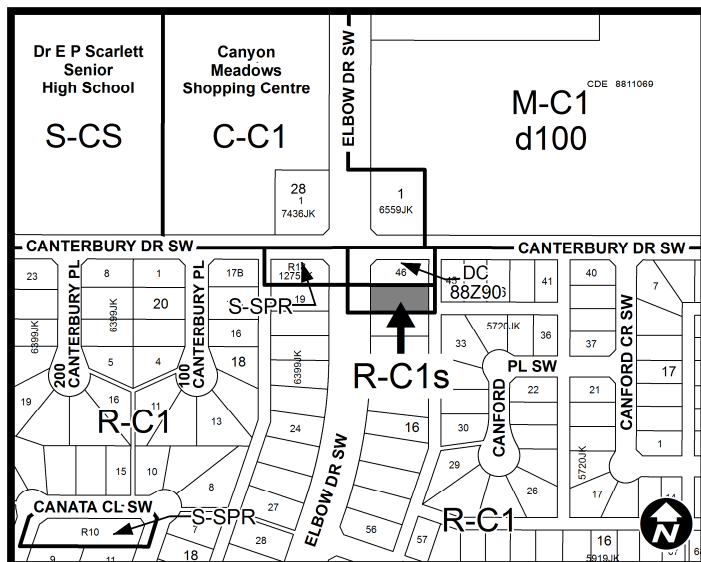
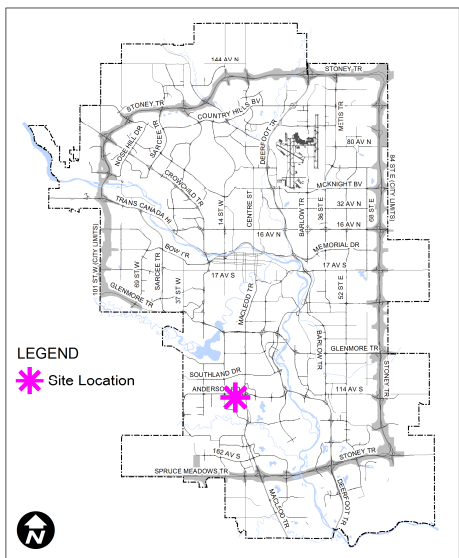
**ATTACHMENT**

1. Proposed Bylaw 74D2016

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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 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 11808 Elbow Drive SW (Plan 5720JK, Block 16, Lot 47) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 6 – 0**

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**Applicant:**

Adrian Stanca

**Landowner:**

Adrian Stanca  
Aurel Stanca

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the site is approximately 19.7 metres by 42.5 metres in size and is developed with a one storey Single Detached Dwelling and a detached single car garage that is accessed from the rear lane. Single Detached Dwellings exist to the east, south, and west of the site. Two Child Care Service uses are to the north and west of the site.

**LAND USE DISTRICTS**

The proposed R-C1s district allows for a Secondary Suite or a Backyard Suite on parcels that contain a Single Detached Dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. The parcel conforms to all Land Use Bylaw 1P2007 rules. A development permit is required if a Backyard Suite or a Secondary Suite that does not conform to all Land Use Bylaw 1P2007 rules is proposed to be developed on the site.

**LEGISLATION & POLICY**

**Municipal Development Plan (2009)**

The site is located within the "Residential Developed – Established Area" area as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (Section 3.5.1), the Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and the Housing Diversity and Choice policies (Section 2.3.1).

There is no local area plan.

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**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Elbow Drive SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 100 metre walking distance of the site on Elbow Drive SE and Canterbury Drive SE. On-street parking adjacent to the site is unregulated. On-street parking on the west side of Elbow Drive SE requires a residential parking permit.

**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 if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment 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 MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive comments from the Canyon Meadows Community Association.

**Citizen Comments**

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Behaviour of tenants at a different property in Canyon Meadows; and
- Demand for parking.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Reason for land use re-designation (RC-1 to RC-1s – 11808 Elbow Drive SW):

- Proximity to Anderson station (20 minute walk)
- Bus routes across the street (Number 3 which goes downtown, and Number 35 which goes to Anderson Station)
- 2 parking stalls and optional on-street parking ( on Elbow Drive)
- To provide affordable housing
- Proximity to Fish Creek provincial park, tennis courts and indoor swimming
- Proximity to elementary, junior high and high school
- Proximity to Canyon Meadows shopping plaza
- Centrally located which provides quick access to Deerfoot Trail and Macleod Trail
- Mature and vibrant community