

**LAND USE AMENDMENT
CHAPARRAL (WARD 14)
SOUTH OF STONEY TRAIL SE AND EAST OF CHAPARRAL
BOULEVARD
BYLAW 78D2016**

MAP 24SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 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 78D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 136 Chaparral Valley View SE (Plan 1014971, Block 4, Lot 43) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 78D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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-1s district is appropriate for the site.

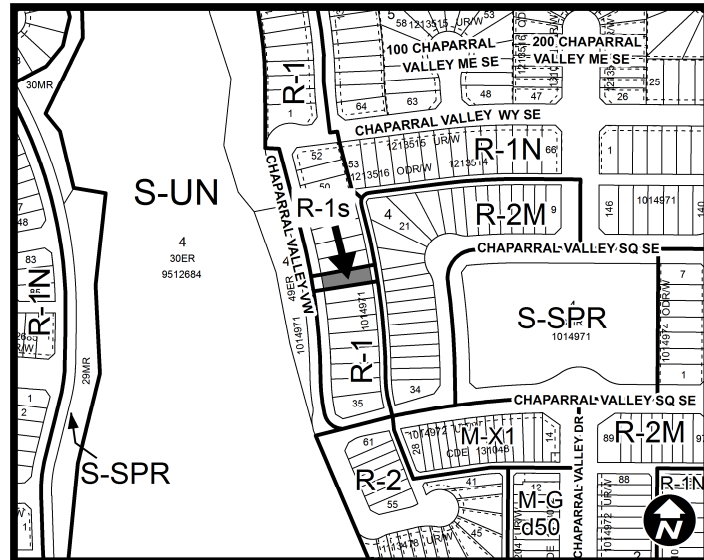
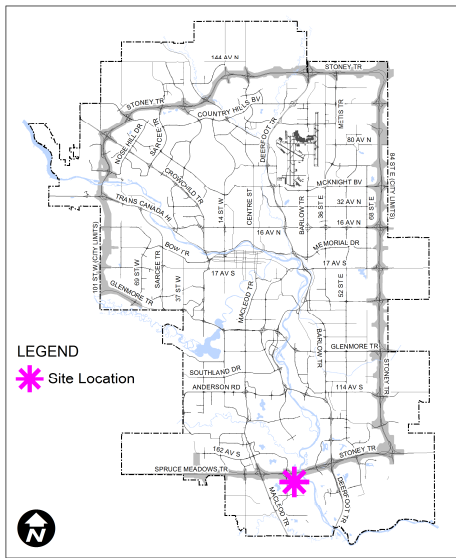
ATTACHMENTS

1. Proposed Bylaw 78D2016
2. Public Submission

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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 0.04 hectares \pm (0.09 acres \pm) located at 136 Chaparral Valley View SE (Plan 1014971, Block 4, Lot 43) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

ARC Design

Landowner:

Ginger Andrews
Anthony Fisher

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Chaparral, the site is approximately 11 metres wide by 35 metres deep. The parcel is developed with a single detached dwelling with attached front garage and driveway. Single detached dwellings exist to the north, south and east of the parcel. The green space to the west of the site is designated as S-UN – Special Purpose – Urban Nature.

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-1s 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).

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The Chaparral Area Structure Plan (ASP) (2006):

The subject site is identified as a *Residential Area* in the Chaparral ASP, which specifies that the predominant form of housing in Chaparral will be single family with an overall residential density anticipated to be between 12 and 17 units per hectare. The ASP makes no specific mention of secondary suites.

TRANSPORTATION NETWORKS

Vehicular access to the site is available from Chaparral Valley View SE or by the rear lane. Parking is allowed on Chaparral Valley View SE, with front and rear access. Unrestricted street parking is available on Chaparral Valley View SE. The area is served by Calgary Transit with a bus stop located 400 metres walking distance from the site along Chaparral Valley Square SE.

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 were received.

Citizen Comments: no comments were received.

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

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APPENDIX I

APPLICANT'S SUBMISSION

- Area east of the property is R-2M
- Area south of the property block is R-2 & MX-1
- Proposed Land Use R2 is suitable to this property, to allow for secondary suite at the lower level. Already lower level has a separate site entrance & separate furnace.