

**LAND USE AMENDMENT  
SCENIC ACRES (WARD 1)  
SOUTH OF SCENIC ACRES LINK NW  
BYLAW 32D2016**

**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. A Secondary Suite does not currently exist on the site and this application is not the 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 Calgary.

**ADMINISTRATION RECOMMENDATION(S)**

2016 January 14

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 32D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 218 Schiller Place NW (Plan 9112206, Block 17, Lot 25) 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 32D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses are 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. The following points further support the application:

- The site is in close proximity to Monsignor EL Doyle Elementary School and Scenic Acres School; and
- Transit is accessible within approximately 50 metres and an LRT station is located approximately 1 kilometre away.

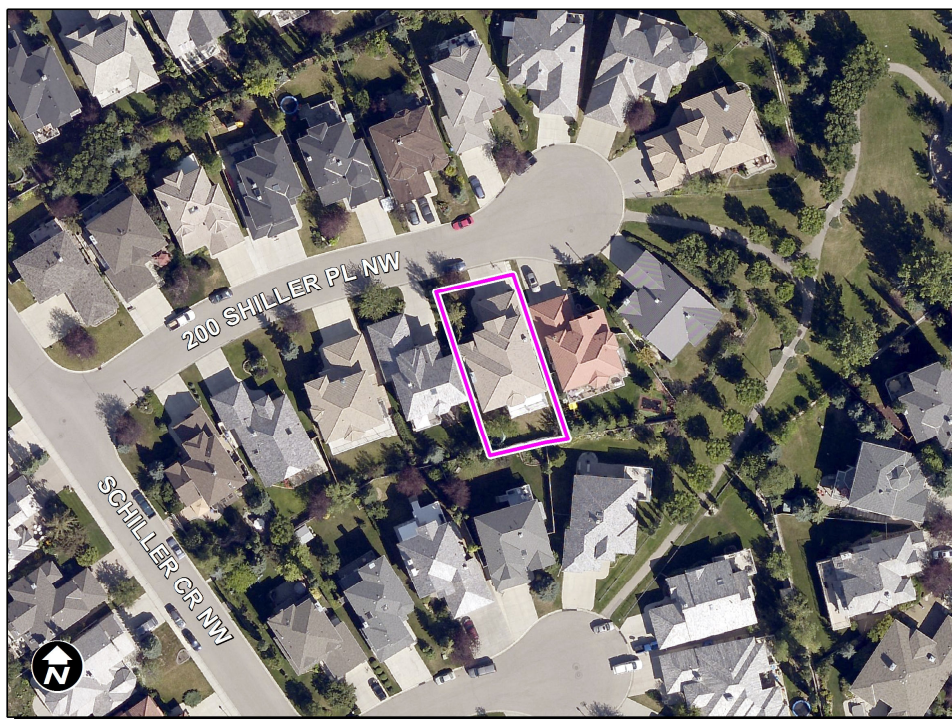
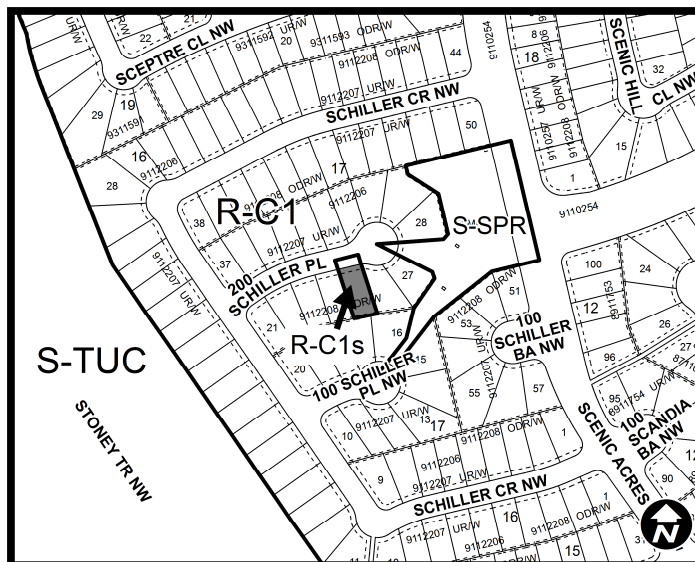
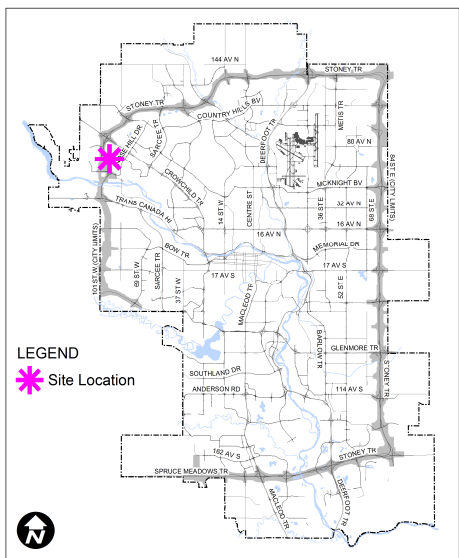
**ATTACHMENT**

1. Proposed Bylaw 32D2016
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 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 218 Schiller Place NW (Plan 9112206, Block 17, Lot 25) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Tita**

**Carried: 8 – 1**

Opposed: S. Keating

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**Applicant:**

Jingfu Cheng

**Landowner:**

Zhong Jun Zhang  
Wei Yan Zhou

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 16 metres wide by 36 metres deep. The parcel is developed with a single detached dwelling. A detached garage is provided along the rear lane. Single detached dwellings exist on all adjacent parcels. The closest transit stop is a bus stop within 50 metres along Scenic Acres Drive NW.

**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 (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 Scenic Acres.

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## TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Schiller Place NW, with vehicular access to a front-drive garage. A pedestrian pathway also provides a direct connection to park that leads to a nearby bus stop. Several routes serve this bus stop and provide a direct connection to the Crowfoot LRT Station.

## 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:** The community association does not object.

**Citizen Comments:** Two letters of objection were received from adjacent residents.

**Public Meetings:** No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Reasons for making my Secondary Suite application

- 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) There is a side lane from front to backyard.
- 5) It is an easier path for me as a home buyer, because of the extra rental income.
- 6) It might increase my property value.