

**LAND USE AMENDMENT
MCKENZIE TOWNE (WARD 12)
MCKENZIE TOWNE DRIVE SE AND INVERNESS PARK SE
BYLAW 180D2015**

MAP 33SSE

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 or a Backyard Suite on the same parcel as a Single Detached Dwelling. The site, which contains an existing Single Detached Dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and the 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)

2015 September 24

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 180D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 403 Inverness Park SE (Plan 9910792, Block 18, Lot 38) 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 180D2015.

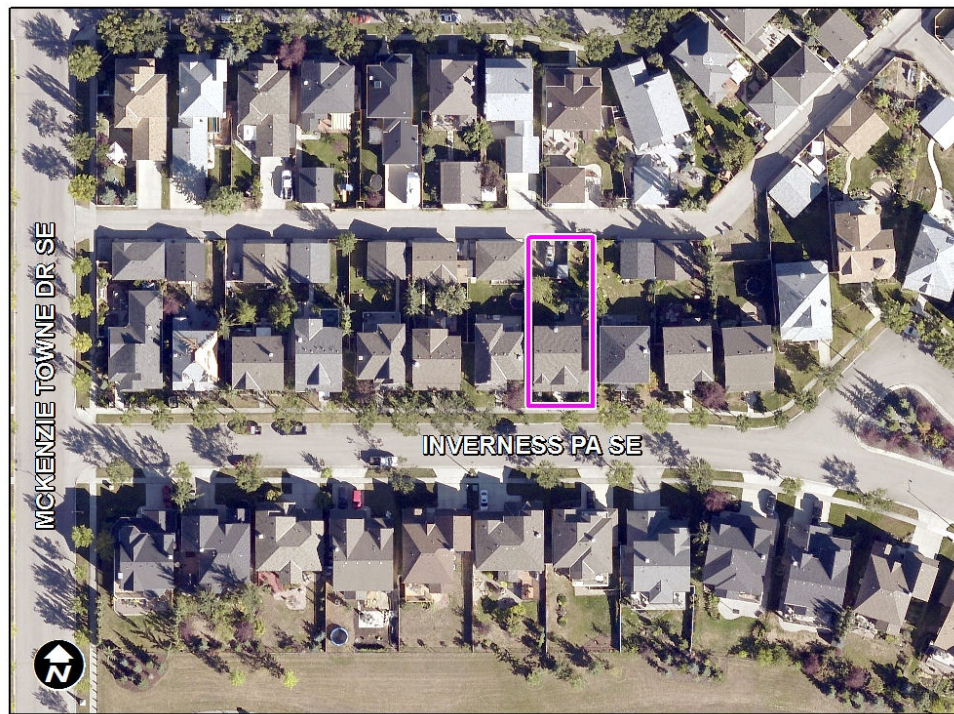
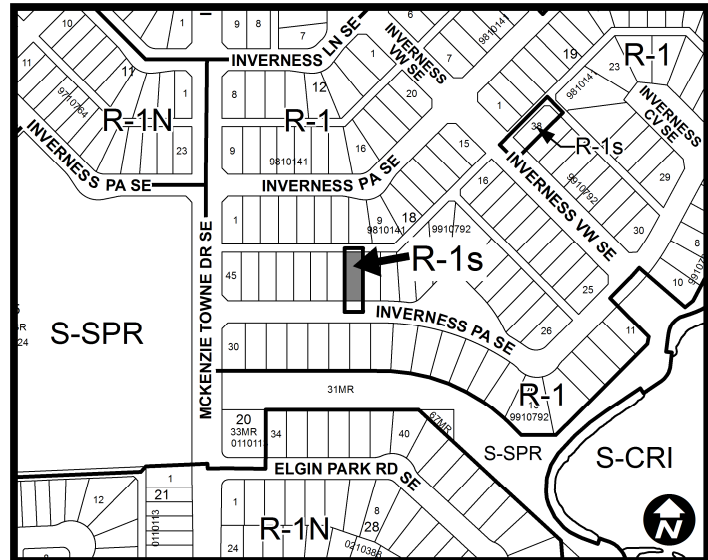
REASONS FOR RECOMMENDATION:

The proposed R-1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing character of the community.

This proposal aligns with the policies of the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007 (LUB).

ATTACHMENT

1. Proposed Bylaw 180D2015

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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 403 Inverness Park SE (Plan 9910792, Block 18, Lot 38) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant:

Brandy Crooks

Landowner:

Brandy Crooks

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	Yes	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Mackenzie Towne, the site is approximately 13.45 metres by 35.25 metres in size. The site is developed with a single detached dwelling and a gravel parking pad accessed from the rear lane to the north. Single detached dwellings exist in all directions of the site.

LAND USE DISTRICTS

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

The 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 minimum parking requirements and amenity space provisions. If any relaxations to *Land Use Bylaw 1P2007* are required, the relaxations would be considered at the development permit stage.

Council's potential 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.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The site is within an area identified as "Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)" on Map 1 of the MDP. Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

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East McKenzie Area Structure Plan (ASP) (2001)

The site is within an area identified as “Residential” on Map 3 of the ASP. Although the ASP makes no specific reference to the site, the land use proposal is in keeping with ASP policies including Housing within Residential Area (subsection 5.1.2(2)).

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from the sidewalk along Inverness Park SE. Vehicular access to the site is available from the rear lane. The area is served by Calgary Transit bus service; there is a bus stop on McKenzie Towne Drive SE within a 200 metre walking distance of the site. On-street parking adjacent to the site on Inverness Park SE is unregulated and available for public use.

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 also be required depending on the type of secondary suite proposed. Adjustments to on-site servicing would be determined 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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

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Citizen Comments

Administration received four letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Decrease in sunlight to available to adjacent backyards;
- Decrease in privacy due to overlooking from a Backyard Suite above a garage;
- Decrease in on-street parking availability;
- Increase in light pollution;
- Increase in property taxes for the block;
- Increase in traffic;
- Increase in density;
- Strain on utilities;
- Noise pollution;
- Lack of need for secondary suites in McKenzie Towne;
- Availability of existing rentable condominiums and townhouses in McKenzie Towne;
and
- Negative visual impact.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are looking to provide our out of province mom whom has become unable to support herself with an affordable place to live. We would like to provide her with opportunity for independence but in close proximity in order to help care for our children.

We plan on staying in the house long-term and we not view this addition to our home as rental property.