

LAND USE AMENDMENT
CITADEL (WARD 2)
WEST OF SARCEE TRAIL NW AND NORTH OF COUNTRY
HILLS BOULEVARD NW
BYLAW 130D2015

MAP 14NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Citadel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is an existing single detached dwelling on the property. The applicant intends to develop the site with a secondary suite. The subject site does not contain a secondary 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 July 16

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 130D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 73 Citadel Hills Circle NW (Plan 9210292, Block 3, Lot 18) 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 130D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and all of the requirements of Land Use Bylaw 1P2007. The parcel can provide the required parking on-site and is close to public transit.

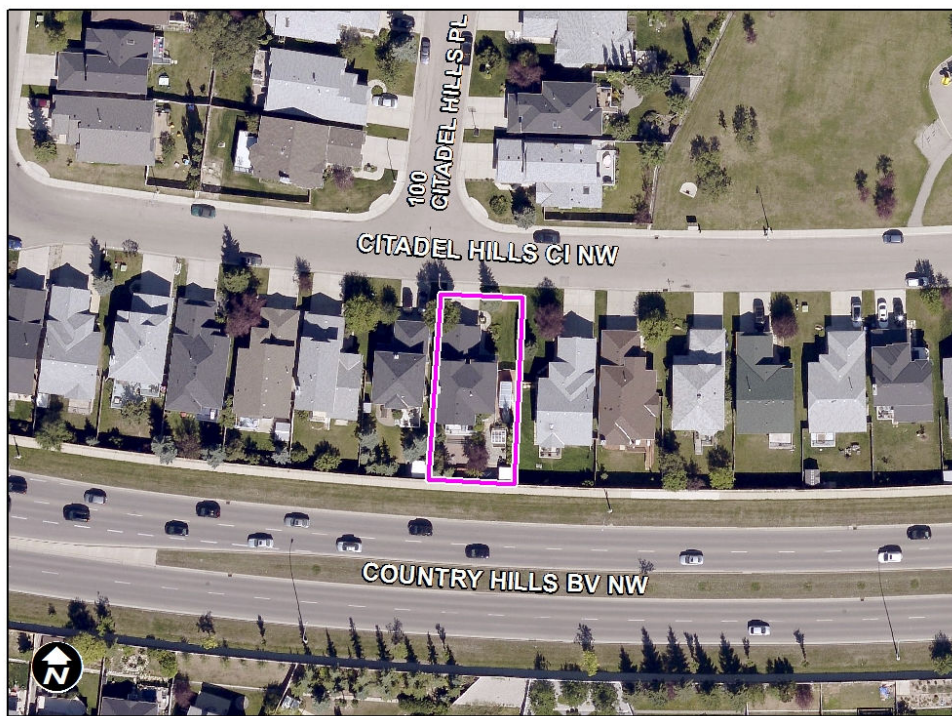
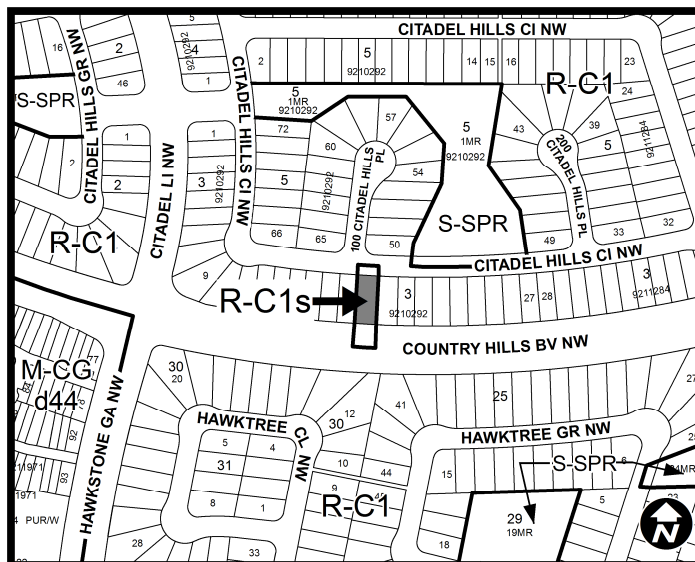
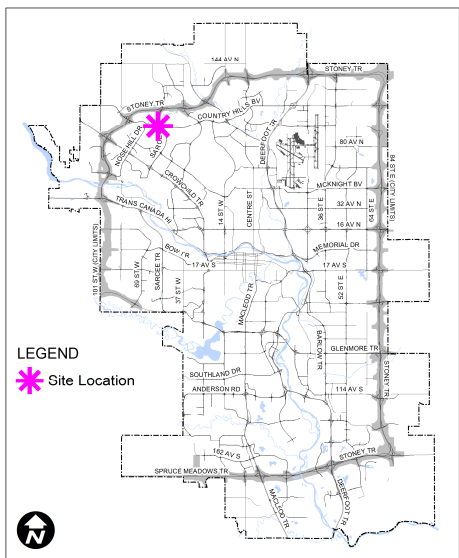
ATTACHMENTS

1. Proposed Bylaw 130D2015
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 73 Citadel Hills Circle NW (Plan 9210292, Block 3, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 9 – 0

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Applicant:

Marilyn Nash

Landowner:

Marilyn Anne Nash
Stephen Charles Nash

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>	N/A	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Citadel. The site is developed with a single detached dwelling with attached two car garage that is accessed from Citadel Hills Circle. There are also two surface stalls located on the driveway.

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one secondary suite that may take one of the following two forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet intent of Land Use Bylaw 1P2007.

SITE SPECIFIC CONSIDERATIONS

The subject parcel has a parcel width of 15.2 metres and a depth of 35.0 metres and therefore meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

- A single detached house with a secondary suite;
- A minimum total of two on-site motor vehicle parking stalls accessed from the street (one stall for the single detached dwelling unit and one stall for the secondary suite).

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The parcel is located within the Residential Development – Established Area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: Developed Residential Areas, Neighbourhood Infill & Redevelopment and Housing Diversity & Choice policies.

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Crowchild Phase 4 Area Structure Plan (Statutory/Approved by Council 1983)

Although the Crowchild Phase 4 Area Structure Plan (ASP) does not specifically reference secondary suites, the proposal is in keeping with the residential land use policies of the ASP which encourage a wide variety of housing types.

TRANSPORTATION NETWORKS

Pedestrian access is available from Citadel Hills Circle NW. Vehicle access to existing on-site parking is from Citadel Hills Circle NW (two stalls located on the driveway and an attached two car garage). The area is well served by Calgary Transit with bus stops for several routes located within 300 metres of the subject parcel.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Citadel Community Association was circulated on 2015 April 30, and again on 2015 June 22. No comments were received.

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Citizen Comments

No letters of objection or support were received by Administration.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The premises was purchased and built in 1992 for the applicant/owners. It is a 2,035 square foot, two-storey home located in the district of Citadel. In addition to four bedrooms, it has a double front drive garage and backs onto Country Hills Boulevard. This space and all bedrooms were utilized by applicant's family of six. At this point in time, only the parents remain. The home space exceeds applicant's requirements.

The applicant are aging and developing health issues, some relating to stair climbing (the bedrooms are all located on the upper floor). An upper floor bedroom is impractical.

Applicant is retired/disabled and income is fixed and limited. The rental income would provide a higher degree of financial security.

Should rezoning and subsequent development of the secondary suite proceed, it is applicant's intention to remain in the home. Another family member is having financial hardships related to downturn of the oil industry and would likely also inhabit the home. So, the last, but maybe not pertinent reason, is Applicant's personal and sentimental ties to this particular property.