

LAND USE AMENDMENT
MIDNAPORE (WARD 14)
146 AVENUE SE AND 1 STREET SE
BYLAW 133D2015

MAP 34SS

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. The subject site does not contain a secondary suite at this time and 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 Calgary.

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 133D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 495 Midridge Drive SE (Plan 7710317, Block 1, Lot 23) 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 133D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s 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-C1s district is appropriate for the site.

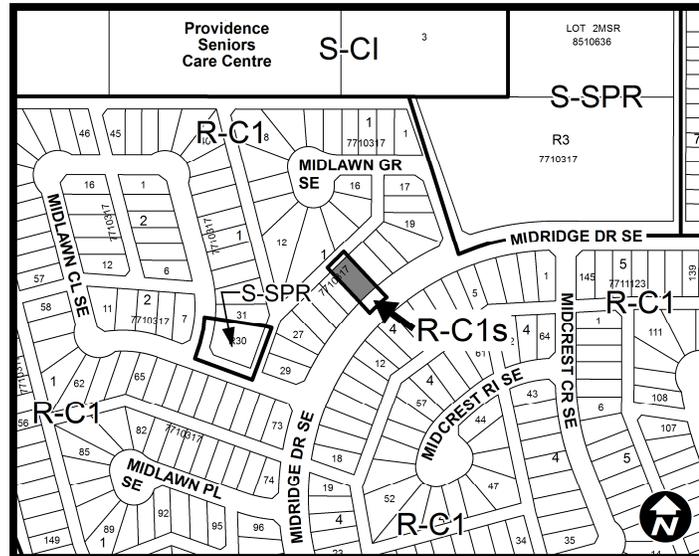
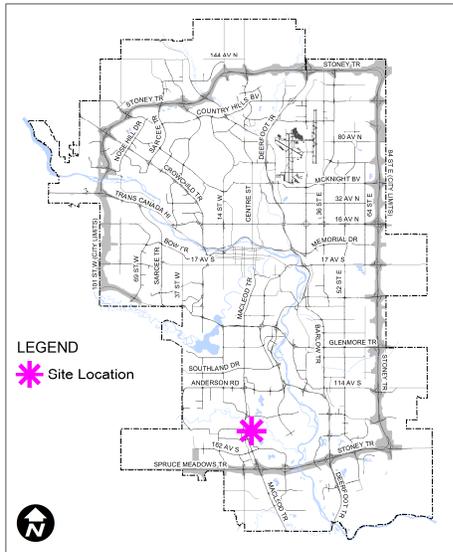
ATTACHMENT

1. Proposed Bylaw 133D2015

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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 0.05 hectares \pm (0.13 acres \pm) located at 495 Midridge Drive SE (Plan 7710317, Block 1, Lot 23) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 9 – 0

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Applicant:

Julie Turner

Landowner:

Julie Marie Turner
 Dana Alan Humbert

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>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Midnapore, the site is approximately 17 metres wide by 31 metres deep. The parcel is developed with a single detached dwelling with a rear parking pad, accessed from the lane. Single detached dwellings exist to the north, south, east and west of the parcel. A lane exists to the rear of the parcel. The detached dwelling does not contain an existing secondary suite.

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 (MDP) (2009):

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the 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).

Midnapore Phase 2 Area Structure Plan (ASP) (1991):

This plan updated the original Midnapore 2 ASP approved by Council in 1979, as it takes into account all amendments. The plan identifies this area as a residential area for single family detached, semi-detached, duplex and multi-family dwellings.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Midridge Drive SE with vehicular access to the existing parking pad via the rear lane. The area is served by Calgary Transit with a bus stop located 300 metres walking distance from the site along Midridge Drive SE. A primary transit network bus stop station is located 650 metres away. The nearest LRT station is located 1.3 kilometres away, located at the Fish Creek-Lacombe Station. Unrestricted on-street parking is permitted in the area.

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 Mid-Sun Community Association required confirmation that parking onsite was adequate according to the Land Use Bylaw regulations. There were no other comments 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

I am making this application to allow for the redesignation of 495 Midridge Drive SE from R-C1 to R-C1s. This would permit a secondary suite to be installed in the basement. I see this is beneficial for many Calgarians due to the shortage of legal rental suites. It would also help to supplement the monthly cost of our home. I hope your support this application to help improve our neighbourhood and community.