

**LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015**

**MAP 18S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a residential parcel with a single detached dwelling at 3237 Cedarille Drive SW from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. At the time of application, the subject site did not contain a secondary suite 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 Calgary.

**ADMINISTRATION RECOMMENDATION**

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 134D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3237 Cedarille Drive SW (Plan 7410349, Block 5, Lot 10) 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 134D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district accommodates for the additional uses of a Secondary Suite or Backyard Suite on the same parcel. In the R-C1s district a Secondary Suite is a permitted use and a Backyard Suite is a discretionary use. The Municipal Development Plan (MDP) identifies this area as an established community where modest redevelopment is encouraged. Secondary and Backyard Suites are complementary residential uses with the established low-density character of the area; therefore the proposed R-C1s district is appropriate for the site.

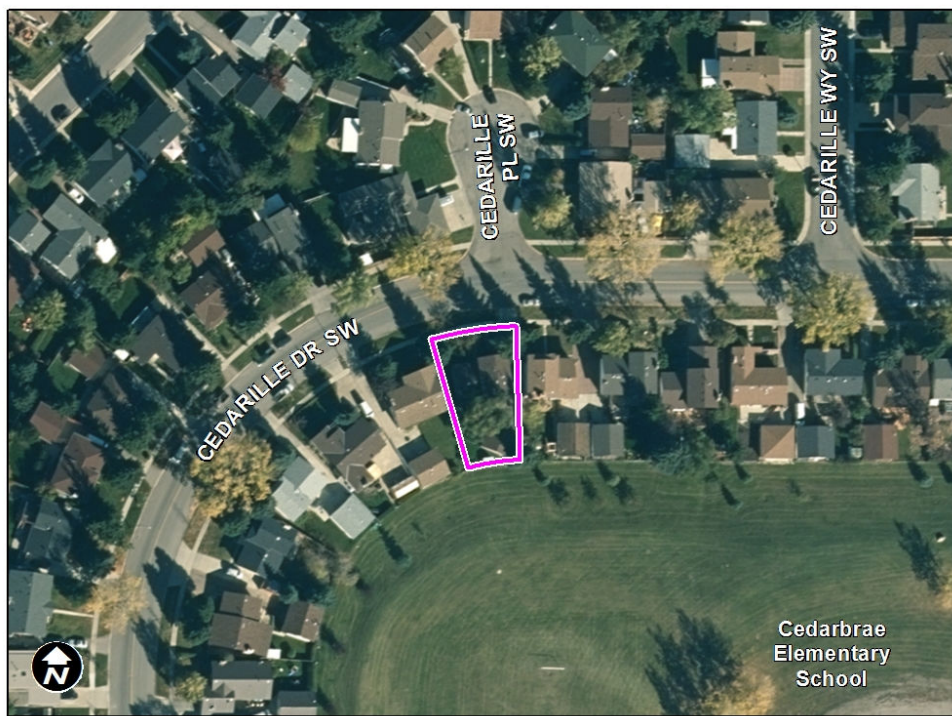
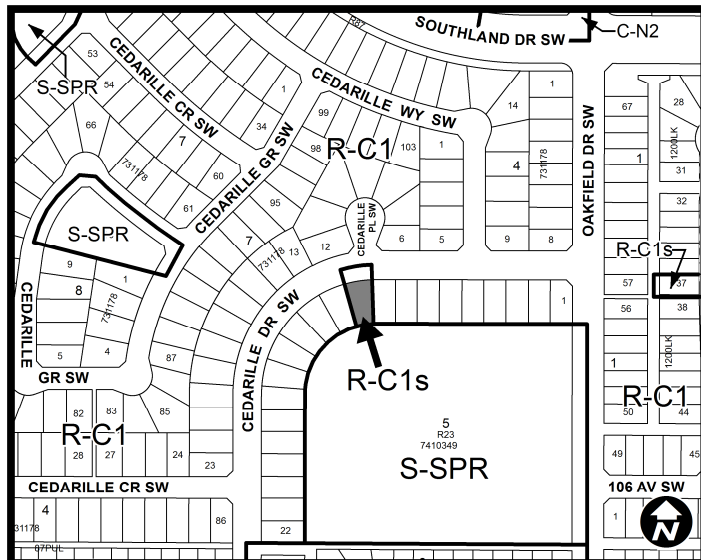
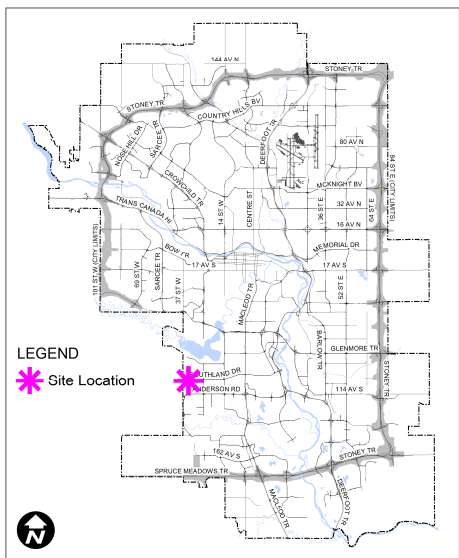
**ATTACHMENT**

1. Proposed Bylaw 134D2015

LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015

MAP 18S

LOCATION MAPS



LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015

MAP 18S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3237 Cedarille Drive SW (Plan 7410349, Block 5, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 7 – 2**

Opposed: S. Keating and  
R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- No lane.
- No apparent street parking, narrow lots and driveways reduce the availability of street parking

LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015

MAP 18S

**Applicant:**

Julian Ochs

**Landowner:**

Julian T Ochs  
Catherine Nicole Dakin

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

\*Issue - Yes, No or Resolved

**LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015**

**MAP 18S**

---

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is located in a low density residential R-C1 neighbourhood in the community of Cedarbrae. The site is 583.51 square metres in area and approximately 17 metres wide and 33.5 metres deep. The parcel is developed with a single-detached dwelling with a detached double-car garage which is accessed from the street. Single-detached dwellings exist on both sides of the parcel as well as across Cedarille Drive SW to the north. The parcel backs onto the Cedarbrae School site and there is no rear lane.

The subject site is within 250 metres of two transit stops that provide service to the Southland LRT station. The subject site is about 900 metres from the Cedarbrae Community Centre, 1.6 kilometres from the Co-Op grocery store, and 2 kilometres from the Southland Leisure Centre.

**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) or one additional discretionary use (Backyard Suite).

The subject site meets the minimum R-C1s parcel size requirement. 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 redesignation 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).

There is no area plan for Cedarbrae however there is a non-statutory Glenmore Design Brief approved in 1973 with little policy guidance and no reference to the subject site.

**LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015**

**MAP 18S**

---

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Cedarille Drive SW with vehicular access to the existing detached garage limited from Cedarille Drive SW. The area is served by Calgary Transit with one bus stop located 145 metres walking distance from the site to Route 84 and a second bus stop located 226 metres walking distance to Route 16. Both routes offer service to the Southland LRT station. There are no parking restrictions 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 proposed land use amendment 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 received by CPC Report submission date.

**Public Meetings**

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
WEST OF THE INTERSECTION OF OAKFIELD DRIVE AND  
CEDARILLE DRIVE SW, NORTH OF CEDARBRAE SCHOOL  
BYLAW 134D2015**

**MAP 18S**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

We would like to apply for rezoning of our property at 3237 Cedarille Dr SW from R-C1 to R-C1s in order to be able to convert our basement into a legal basement suite. We have reviewed all building and safety code requirements for the project and are looking forward to provide additional housing in form of a newly developed basement suite on our property.

We appreciate the current efforts by the City of Calgary which makes the rezoning process easier and more cost effective.