

LAND USE AMENDMENT
CORAL SPRINGS (WARD 5)
NORTH OF MCKNIGHT BOULEVARD NE AND WEST OF
STONE TRAIL NE
BYLAW 143D2015

MAP 1NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Coral Springs 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 which is located on a cul-de-sac. The Applicant wishes to develop a secondary suite in the basement of the existing home. There is no suite existing on the site and this application was not triggered by 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 30

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 143D2015; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 165 Coral Reef Manor NE (Plan 0010007, Block 12, Lot 15) 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 143D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district 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. Although the cul-de-sac limits the availability of on-street parking it should be noted that:

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- The site, with the existing garage and driveway, is able to accommodate all parking requirements;
- The existing home has a walk-out basement, and the potential to develop a high quality suite;
- The site requires no Bylaw relaxations.

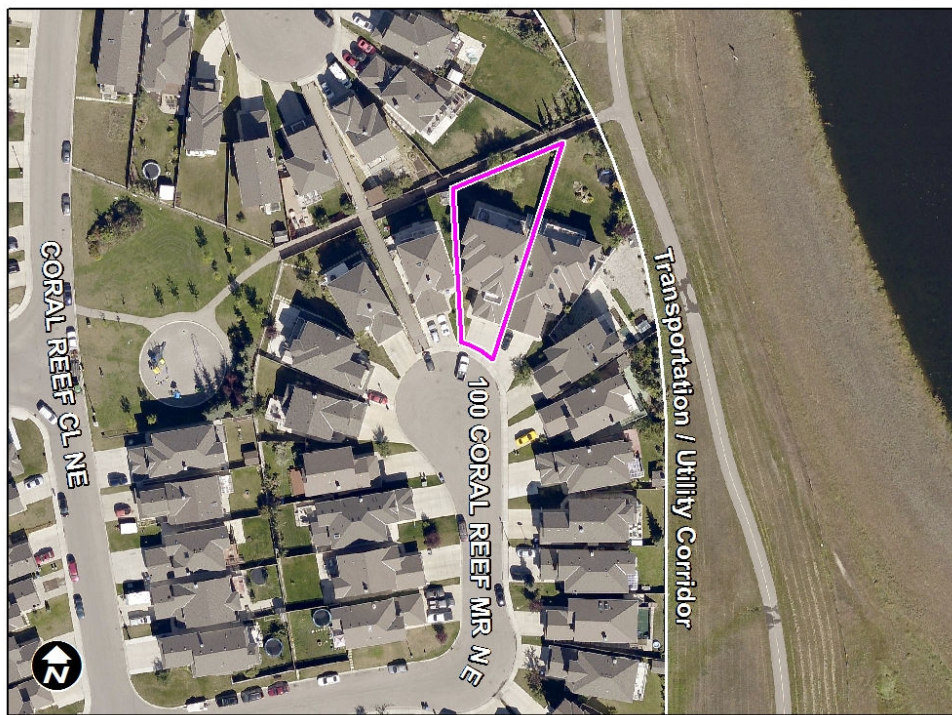
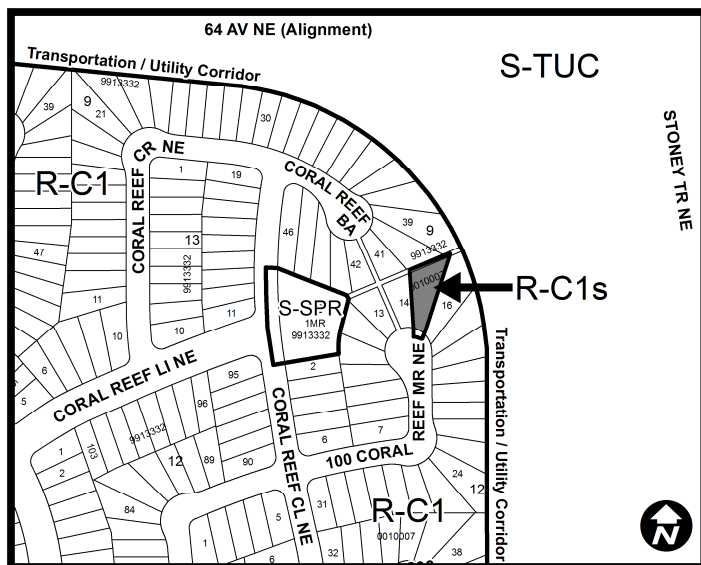
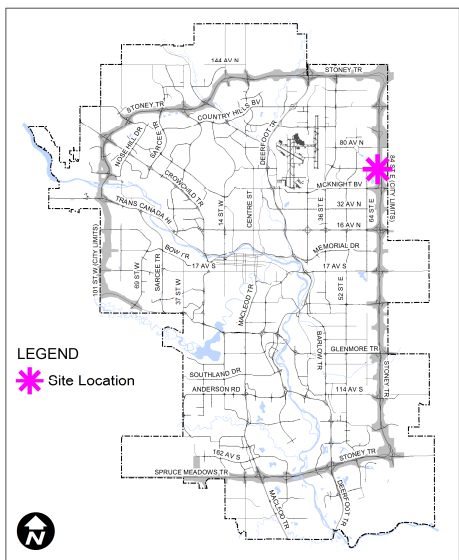
ATTACHMENT

1. Proposed Bylaw 143D2015

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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 0.08 hectares \pm (0.19 acres \pm) located at 165 Coral Reef Manor NE (Plan 0010007, Block 12, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 6 – 0

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Applicant:

Permit Masters

Landowner:

Daisy Charles
Johnson Charles

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

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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 Coral Springs. The site is developed with a single detached dwelling with an attached two car garage that is accessed from Coral Reef Manor NE. Although there is limited street parking on the cul-de-sac there is sufficient space on the driveway to locate two additional stalls.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (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. The development of a Secondary Suite on this site can meet intent and requirements of Land Use Bylaw 1P2007.

SITE SPECIFIC CONSIDERATIONS

The subject parcel has a parcel width of 15.9 metres and a depth of 41.5 metres and therefore meets the minimum lot requirements of the R-C1s district (the lack of a lane makes the site less suitable for a Backyard Suite.). The parcel has the capacity to accommodate:

- A single detached dwelling 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 and Redevelopment and Housing Diversity and Choice policies.

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Foxdale Area Structure Plan (Statutory / Approved by Council – 1989)

The Foxdale Area Structure Plan does not reference secondary suites.

TRANSPORTATION NETWORKS

Vehicle access to existing on-site parking is from Coral Reef Manor NE (two stalls located on the driveway and attached two-car garage). Although on-street parking along Coral Reef Manor is limited due to the design of the street, the subject parcel has a driveway large enough to accommodate additional parking. Pedestrian access is available from Coral Reef Manor NE. The area is well served by Calgary Transit with bus stops for several routes located within 500 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 Coral Springs Community Association does not support this proposal (see attached letter in APPENDIX II).

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Citizen Comments

Four letters of 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

This land use amendment proposal is to redesignate the subject site located at 165 Coral Reef Manor NE from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for a secondary suite. The new zoning is appropriate and compliments the already existing properties designated R-C1, R-C1s and R-C2.

Reasons for Approval

- A land use redesignation to accommodate a secondary suite will not be the first of its kind in the area.
- A secondary suite is supported by the MDP by encouraging multi-family residential homes in Established Areas.
- There is street parking and onsite parking for the property.
- Transit access to the site is available 7 days a week with 4 bus route options and a direct route to the Whitehorn LRT station.

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APPENDIX III

LETTERS SUBMITTED

Good afternoon David

The biggest concern the Community Association board has is the lack of parking in that area of the community. We already have parking issues and to add more vehicle in an already tight corner is a big concern. People don't seem to care if they block other people's driveways. I know that we have several illegal suites in Coral Springs (as per the census last year) and there are parking problems.

The other problem is always a reduction in property values. Should the home owner not live in the property, there can be issues with the care of the home.

Thank you for giving me the opportunity to present our concerns

Diane Stevenson
President
Coral Springs Community Association