

LAND USE AMENDMENT
CITADEL (WARD 2)
SOUTHWEST OF STONEY TRAIL NW AND SARCEE TRAIL NW
BYLAW 54D2015

MAP 23NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel 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. The subject site does not contain a secondary suite at this time and the application was not submitted as a result of a complaint. The applicant intends to develop a secondary suite in the basement of the existing single detached building.

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 March 12

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 54D2015; and

1. **ADOPT** the proposed redesignation of 0.045 hectares ± (0.11 acres ±) located at 205 Citadel Crest Park NW (Plan 9810546, Block 31, Lot 11) 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 54D2015.

REASON(S) FOR RECOMMENDATION:

The two secondary suite uses allowed in the R-C1s District are compatible and complementary to the established low density residential character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and Area Structure Plan and allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

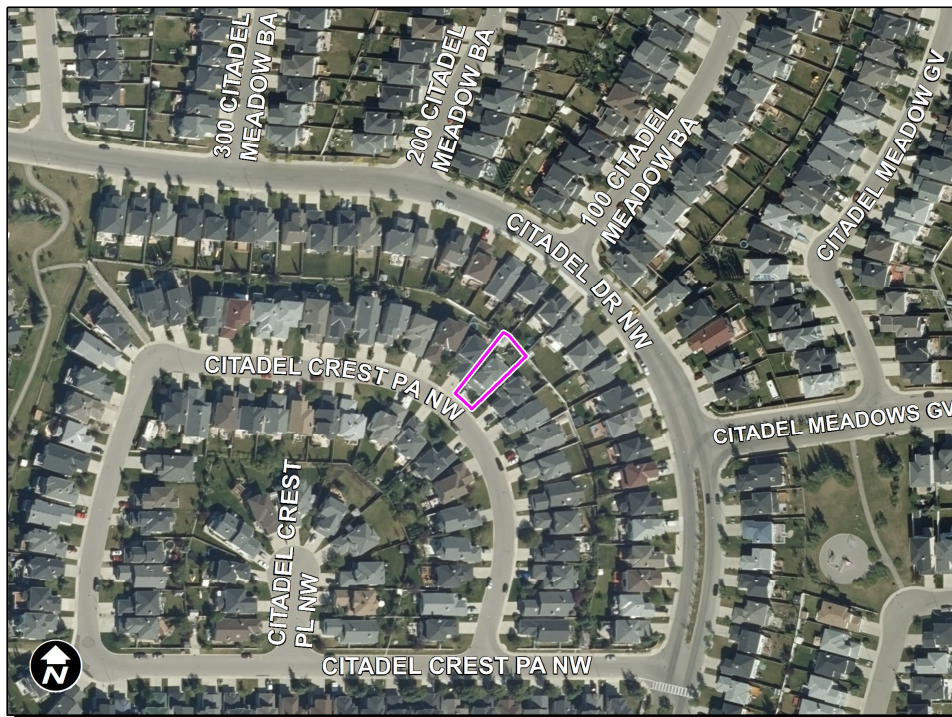
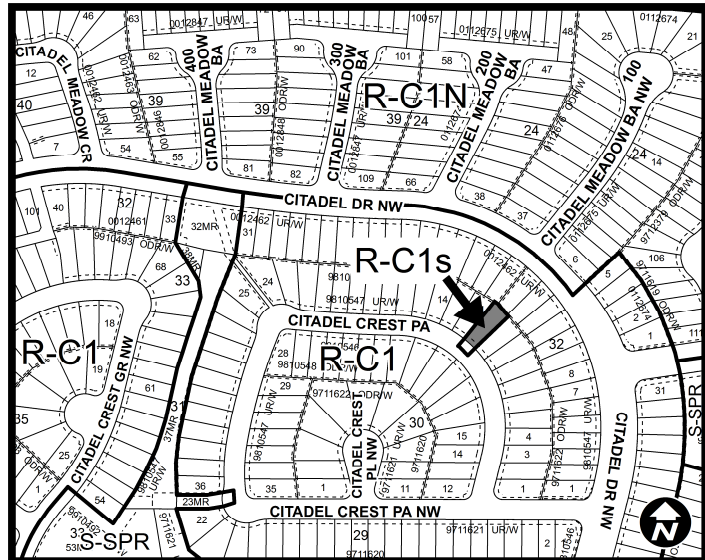
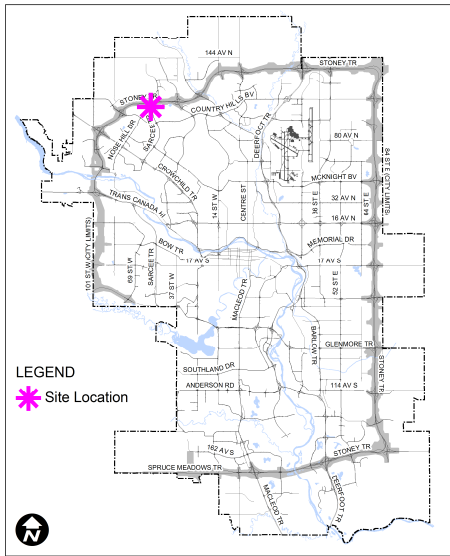
ATTACHMENT

1. Proposed Bylaw 54D2015

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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 0.045 hectares \pm (0.11 acres \pm) located at 205 Citadel Crest Park NW (Plan 9810546, Block 31, Lot 11) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: W. Smithers

Carried: 7 – 1

Opposed: S. Keating

Comments from Ms. Gondek:

- This community association is contradicting itself. First, the argument is that secondary suites are not desirable. Then (point #5), there is fear that approving this suite will trigger more residents to apply. So, which on is it? Do your residents want suites or not?
- Positioning renters as lesser individuals than owners is a ridiculous and insulting approach to objection of suites. Further, any homeowner could rent out their entire home at any time to anyone.

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Applicant:

Alvin Loewen

Landowner:

Alvin Loewen
 Greta Loewen

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	6
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	7

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Citadel Crest Park NW in a low density residential R-C1 setting in the community of Citadel. The site is developed with a single detached dwelling with a two vehicle garage and parking pad accessed from Citadel Crest Park NW. The site does not have lane access.

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 additional 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 the intent of the Land Use Bylaw 1P2007 with relaxation of parcel width at the development permit stage.

Site Specific Considerations

The subject site has a parcel width of 12.8 metres and therefore, does not meet the minimum 15 metre R-C1s parcel width dimension required for any type of secondary suite.

Nonetheless, the parcel is of a sufficient size and has the capacity to accommodate:

- A single detached house with a secondary suite;
- a minimum total of two on-site motor vehicle parking stalls can be accommodated with access from Citadel Crest Park NW (one stall for the single detached dwelling unit and one stall for the secondary suite).

As a result, a relaxation to the parcel width requirement of the Land Use Bylaw 1P2007 may be required at the development permit stage.

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LEGISLATION & POLICY

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

The parcel is located within the *Developed Residential – Established Area* as identified on Map1: 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: *Residential – Developed, Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

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

Both pedestrian and vehicular access are available from Citadel Crest Park NW.

Calgary Transit service is available in the area with a bus stop located approximately 100 metres to the southeast of the site on Citadel Drive NW.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

See attached APPENDIX II.

Citizen Comments

Two objections were received against the application which can be summarized as follows:

- There already exist several “illegal” suites in the neighbourhood;
- Will reduce property value;
- Will set a precedent for other secondary suites in the neighbourhood;
- Will cause increased parking issues on the street.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are proposing for a secondary suite in our walk-out basement. A suite will allow us to accommodate acquaintances that have in the past, stayed with us as they settle into Calgary or transition to moving away from the city. We also have a large family (8 children & 24 grand children) and extended families that have also from time to time come to stay with us temporarily and at times extended period. We are not looking to be landlords to strangers.

My husband and I are into our retirement age. We only have one car and plan to travel as much as our health will allow. We understand that parking is a concern for this type of application. We have investigated and agree that we can accommodate three cars on a slightly widened driveway. This is not including the double garage. We only require an additional width of 1.1m to accommodate 3 stalls. Our neighbor to the north is also in agreement with this. According to the bylaw, we only require 2 stalls but are willing to alleviate this concern if required.

We ask you for approval of a modest and safe secondary suite in our home.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

From: CCA President [mailto:president@citadelca.ab.ca]
Sent: Tuesday, March 03, 2015 9:14 PM
To: Gonzalez, Troy C.
Subject: FW: LOC2014-0129 - Secondary Suite Application

Hi Troy

The proposed Secondary suite application was circulated with the Citadel Community Association board and we are unanimously opposed to this rezoning application.

Some of our concerns are as follows...

- (1) The application is 'opposed' to the City of Calgary's planning policy to limit high density housing to the proximity of the City Centre and not in outlying neighborhoods..
- (2) The approval is for a "permanent" rezoning of the residence – this designation will remain in effect long after the owners have sold their property (incidentally ... the rezoning will substantially increase the value of the property making it attractive to potential buyers / investors). There is nothing to prevent a "new landlord" in the future renting to multiple people and thus having multiple cars parked in front and around the neighbours houses and negating the proposed parking extensions.
- (3) There is a concern relating to the "proposed usage" – the intent of the owners is to introduce a number of "transient" residents into the neighborhood and there is a concern that this could result in an increase in crime in the area!
- (4) Parking remains a concern despite the undertaking to increase the parking space. We have personally witnessed the impact of opening up basement suites in Fort McMurray in which the roadway becomes restricted to one-direction traffic only as vehicles are unable to safely pass in two directions.
- (5) If we allow a single rezoning of a basement suite – a precedent will have been set and the neighbors (and other Citadel residents) will likely follow suit with reference to the precedence..
- (6) There are many residents in Citadel that have large extended families that visit – this is not a unique requirement which warrants a decision for a permanent rezoning of the property.

Regards
Dave