

LAND USE AMENDMENT
CORAL SPRINGS (WARD 5)
NORTHEAST OF MCKNIGHT BOULEVARD NE AND 68 STREET NE
BYLAW 58D2015

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 with a walkout basement on the property. The applicant intends to develop the basement into a secondary suite.

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 58D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 207 Coral Springs Landing NE (Plan 9712612, Block 5, Lot 42) 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 58D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) is compatible and complementary residential uses 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 requirements of Land Use Bylaw 1P2007. The parcel can accommodate the required parking, as it has an attached two car garage and a driveway with a parking pad off of the street.

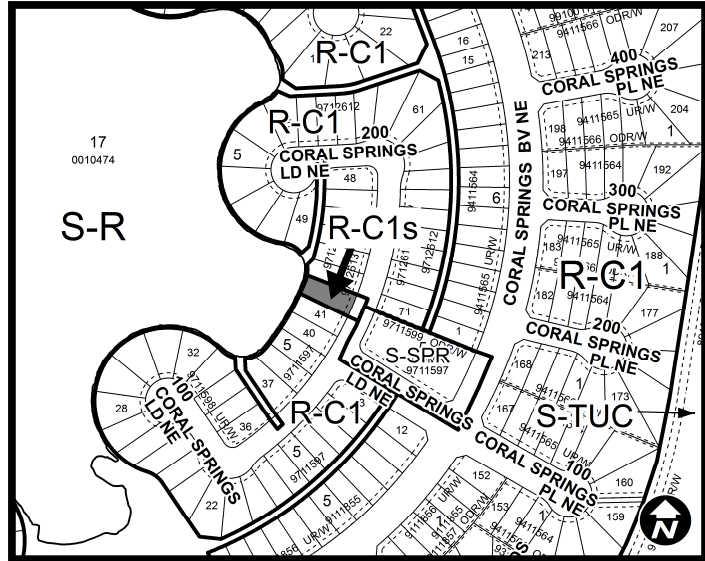
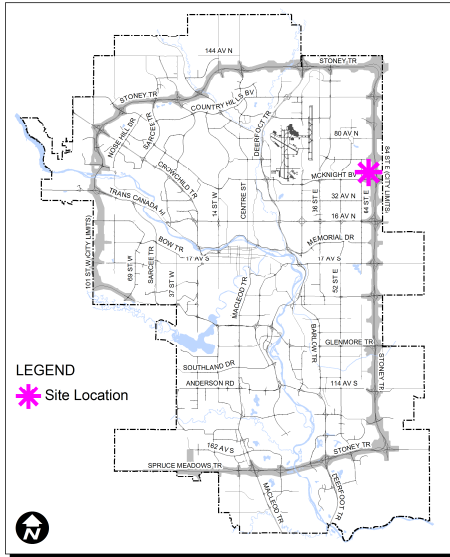
ATTACHMENT

1. Proposed Bylaw 58D2015

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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 (0.12 acres \pm) located at 207 Coral Springs Landing NE (Plan 9712612, Block 5, Lot 42) 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

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Applicant:

Martin Tremblay

Landowner:

Diane Tremblay
 Martin Tremblay

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	5
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 attached two car garage that is accessed from Coral Springs Landing. 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 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 intent of Land Use Bylaw 1P2007.

SITE SPECIFIC CONSIDERATIONS

The subject parcel has a parcel width of 15.45 metres and a depth of 35.00 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 with access from the lane (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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Foxdale Area Structure Plan (Statutory / Approved by Council – 1989)

The Foxdale Area Structure Plan does not reference secondary suites.

TRANSPORTATION NETWORKS

Pedestrian access is available from Coral Springs Landing NE. Vehicle access to existing on-site parking is from Coral Springs Landing NE (two stalls located on the driveway and attached two car garage). The parcel is well served by Calgary Transit with bus stops for several routes located within 200 metres on Coral Springs Boulevard NE.

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).

Citizen Comments

Five 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

I am applying for a land use re-designation. I am looking to have our current designation of RC1 changed to RC1s. This will allow me to build a safe suite in our walkout for my aging mother.

My mother is currently 71 years young, and extremely independent and still much too active and capable to require assisted or supportive facilities. Based on family history it is unlikely that she will require assisted living services for at least the next 20 years.

My mother's primary interest is baking and cooking which she does as a hobby, and this land use re-designation is required to eventually ensure she can have her own kitchen to support this hobby.

My sons are now 26 and 22 and have moved out, leaving me with a large portion of my home unused. Bringing my mother back home will help improve population density and put to use unused space and resources in my home.

There will be no changes to the exterior of this property. The interior walkout level is already fully developed by the original developer. The only interior changes will be the addition of a kitchen.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

December 9, 2014

Circulation Control
Planning, Development and Assessment #8201
P O Box 2100 Stn M
Calgary, AB T2P 2M5

Attention: Jim Gordon

Dear Mr. Gordon,

Re: File #LOC2014-0174

I am responding to a Request for Comment on the above file sent to the Coral Springs Community Association.

I forwarded the request to the CSCA board for their comments and there were some members who were opposed to the application and some who were not diametrically opposed, however all board members were concerned with parking. We have no alleys and limited street parking in the subdivision and to change the zoning of the home opens up the potential for greater parking problems. A number of current residents own at least two or more vehicles. Parking is already an issue in some of the areas of Coral Springs.

We are also concerned that once one property is allowed a legal suite, it will open up the entire subdivision for legal suites. This has the potential to affect the values of our properties, both for resale and to change the character of Coral Springs.

Based on the above, we feel we cannot support the application.

Sincerely,



Diane Stevenson
President, Coral Springs Community Association