

**LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
CANTRELL DRIVE AND 130 AVENUE SW
BYLAW 36D2015**

MAP 10S

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 application was not submitted as a result of a complaint and does not contain a secondary suite at this time.

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 February 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 36D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 435 Cantrell Drive SW (Plan 731344, Block 15, Lot 60) 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 36D2015.

REASON(S) FOR RECOMMENDATION:

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

The parcel is also located an approximately 150 metres walking distance from the Canyon Meadows LRT Station.

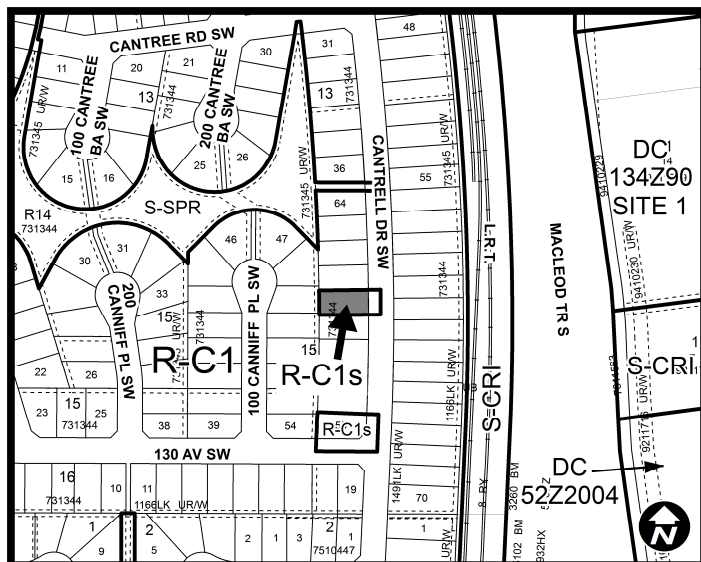
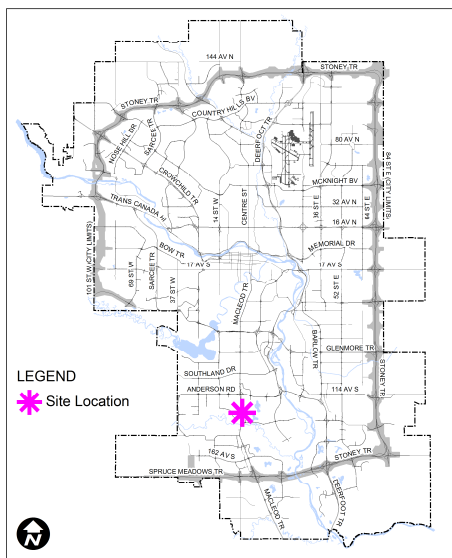
ATTACHMENT

1. Proposed Bylaw 36D2015

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LOCATION MAPS



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MAP 10S

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 435 Cantrell Drive SW (Plan 731344, Block 15, Lot 60) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 7 – 2

Opposed: R. Honsberger and
S. Keating

Reason for Approval from Mr. Logan:

- Site meets size requirements, excellent access to public transit, and on street parking is managed via residential parking permits.

Reason for Opposition from Mr. Honsberger:

- No lane, not on a corner, permitted street parking suggests issues related to LRT parking.

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MAP 10S

Applicant:

Xin Min Zhao

Landowner:

Xin Min Zhao
Fu Lang

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 Canyon Meadows, the site is approximately 16.7 metres wide by 33.5 metres deep. The parcel is developed with a single detached dwelling with single detached dwellings to the north and south and west of the parcel as well as across Cantrell Drive to the east. The parcel does not have a back lane.

A landscaped entranceway and pedestrian connection to the Canyon Meadows LRT Station exists approximately 150 metres south east of the parcel

A recently approved R-C1s parcel is located 5 parcels south of the subject site at 415 Cantrell Drive SW. Another R-C1s was approved approximately 400 metres to the south and east of the subject site at the corner of 130 Avenue SW and 6 Street SW.

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 uses (Secondary Suite, 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, Developer-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (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* (Section 3.5.3) policies, *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* (Section 2.3.1) policies.

There is no local area plan for Canyon Meadows.

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MAP 10S

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Cantrell Drive SW; with vehicle access to an existing on-site gravel parking pad via Cantrell Drive SW. On-street permit-only parking is available. The area is served by Calgary Transit with a pedestrian entrance to the Canyon Meadows LRT located an approximately 150 metres walking distance from the subject site. Calgary Transit bus service is also available approximately a 400 metres walking distance from the subject site along 6 Street SW.

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: No comments were received.

Citizen Comments: Administration received one letter in opposition to the application. The reason for the opposition is summarized as follows:

- dissatisfaction in increasing density
- perceived inconsistencies with the applicants' submission statement and the site conditions witnessed by the citizen

Public Meetings: No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is targeting to change the Land Use Designation from R-C1 to R-C1s in order to add a legal secondary suite to the basement of my house located at 435 Cantrell Dr SW Calgary, Ab T2W 2K8.

This small change will make a big different for the Use of Land. It will be beneficial to both the owner and the City of Calgary.

For the Owner's side, adding a secondary suite to the basement will increase our living space of 660 square feet more and the space can be used as a summer kitchen for the whole family or for the dwelling space for the next generation (My son is 25 now, he is planning to stay in the house for some time to save his first house-purchasing down payment.) The secondary suite capability will also increase the market value of the property although we need money to build it.

For the City of Calgary side, adding a secondary suite always help the City to have more capacity for more people to live in and improve the dwelling conditions for its residents. Plus, this property is very close (with in 60m, please see the site map.) to the Canyon Meadows LRT station (Only 2-3 minutes by walking), this dwelling unit can turn to a rental unit. This will increase the tax revenue from both property tax and income tax as well.

As an owner, I personally believe that this Land Use Re-designation will be a win-win decision. I am hoping to get the good news from you!