

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
NORTH OF 124 AVENUE SW AND CANNA CRESCENT SW
BYLAW 20D2015

MAP 9S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s 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.

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)

2014 December 18

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 20D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 920 Canna Crescent SW (Plan 7443JK, Block 1, Lot 28) 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 20D2015.

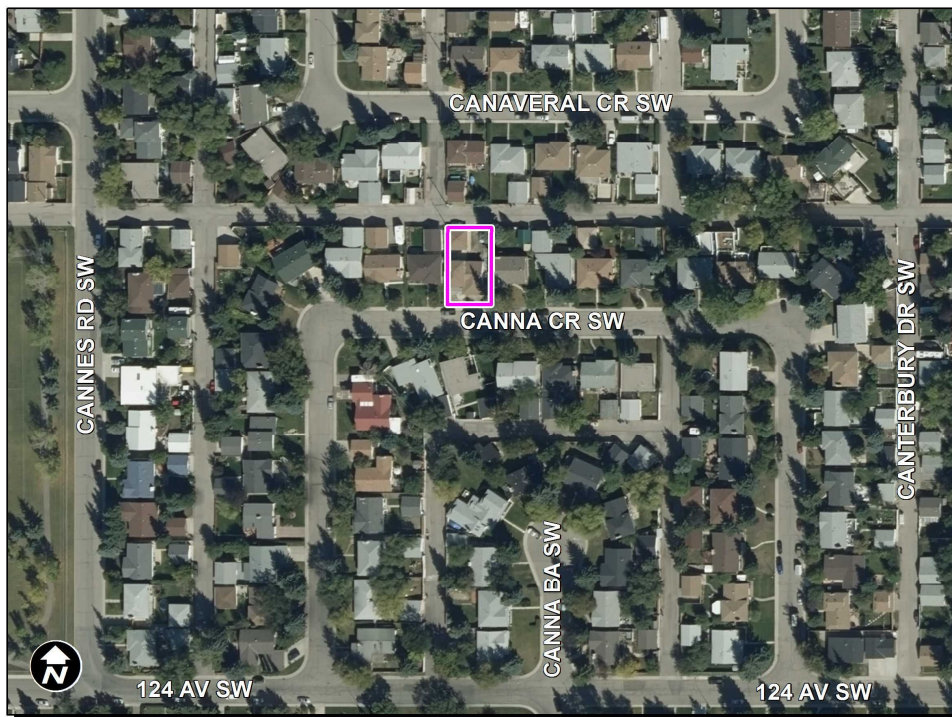
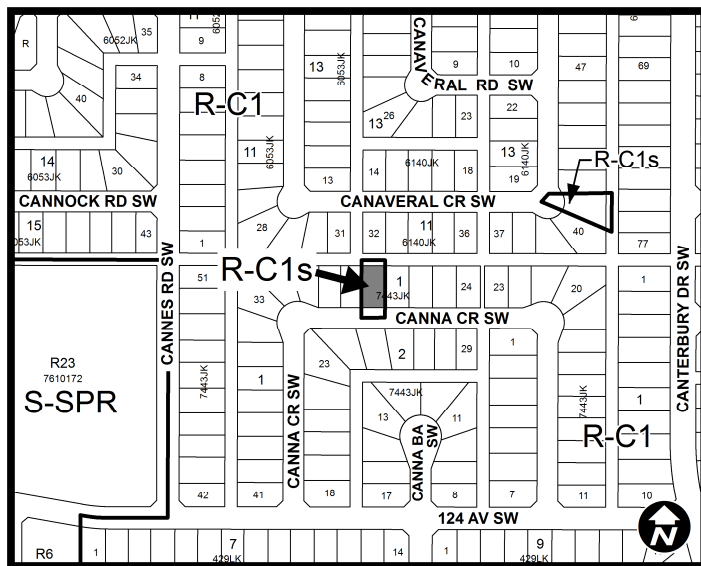
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for Secondary Suites or Backyard Suites which are compatible and complimentary residential uses with the established low density character of the community. This proposal also conforms with the relevant policies of the Municipal Development Plan and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 20D2015
2. **Public Submissions**

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 920 Canna Crescent SW (Plan 7443JK, Block 1, Lot 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 8 – 1

Reasons for Opposition from Mr. Honsberger:

- Mid-block location, not on a corner.
- Transit is not in proximity (500 metres).
- Two parking spaces in garage should not be counted as one being available for tenant.

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Applicant:

Fredrick Walker

Landowner:

Fredrick C. Walker
Patricia-Ann Walker

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>	No	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
Public Engagement <i>Were major comments received from the circulation</i>	No	6

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the parcel is approximately 17.3 metres wide by 30.5 metres deep and is developed with a single detached dwelling with a detached double garage with access provided from the rear lane.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and one additional discretionary use (Backyard Suite). Approval of this land use redesignation application does not constitute approval of a specific secondary suite type, but rather allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may be considered at the development permit stage.

LEGISLATION & POLICY

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

The parcel is located within a Developed, Residential – 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 MDP policy areas including: Neighbourhood Infill and Redevelopment and Housing Diversity and Choice policies.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

The Housing Diversity and Choice policies of the MDP promotes methods to efficiently use or adapt the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

There is no local area redevelopment plan for the community of Canyon Meadows.

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TRANSPORTATION NETWORKS

Pedestrian access is available from Canna Crescent SW and vehicular access is available from the rear lane. Two parking stalls are available in the double detached garage with sufficient space adjacent to the garage to provide additional parking as required. Un-regulated street parking is available on Canna Crescent SW.

The parcel is within 500 metres of the nearest Calgary Transit stop (route 35 on Canterbury Drive SW) and approximately 1200 metres from Canyon Meadows LRT station.

UTILITIES & SERVICING

Water and sanitary/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, with this aspect being determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC report submission date.

Citizen Comments

Two letters of objection were received by Administration. The following concerns were expressed:

- More parking in the rear lane will make access to existing garages more difficult;

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- Increase in vehicular traffic using the rear lane;
- More likely to see property damage from vehicles attempting to manoeuvre in the rear lane;
- Decrease in property values;
- There are alternatives to secondary suites in the vicinity for those with lower incomes;
- Renters will make the neighbourhood less desirable;
- An increase in density is not in keeping with the Canyon Meadows neighbourhood, and
- More noise and violation of Bylaws.

Public Meetings

No meetings were held by the applicant or Administration

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APPENDIX I

APPLICANT'S SUBMISSION

Our home in Canyon Meadows is well suited for a secondary suite it offers easy access to schools, shopping, public transportation, and has a vibrant community association. Calgary with its growing population needs more affordable inner city housing.

Our home is located in an established neighbourhood with five area schools a short 20 minute walk away. This is also true for access to Southcentre Shopping Mall and the Anderson and Canyon Meadows C-Train stations.

This home is well suited for a suite as it has two furnaces, large windows, integrated smoke alarms, a separate entrance with green space, and off street parking.

We are entering the retirement stage of our lives. A transition to a 2 family home will allow us to remain in an area we have lived in for over 30 years. The income and support of a renter will allow us to supplement our income. We have designed an extension of our home that will allow a single person or small family a comfortable fully contained and private dwelling. We have made allowances for off street parking, a private entrance into the apartment.