

**LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
NORTH OF 124 AVENUE SW AND CANNA CRESCENT SW
BYLAW 3D2015**

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 applicant has indicated their interest in applying for a development permit for a basement suite and that the subject site 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)

2014 November 06

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 3D2015; and

1. ADOPT the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 956 Canna Crescent SW (Plan 7443JK, Block 1, Lot 37) 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 3D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for two additional residential uses (Secondary Suite and Backyard Suite). The uses of Secondary Suite and Secondary Suite – Detached Garden are compatible with and complimentary to the established low density residential character of the neighbourhood; therefore, the land use district R-C1s is appropriate for the site.

The proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

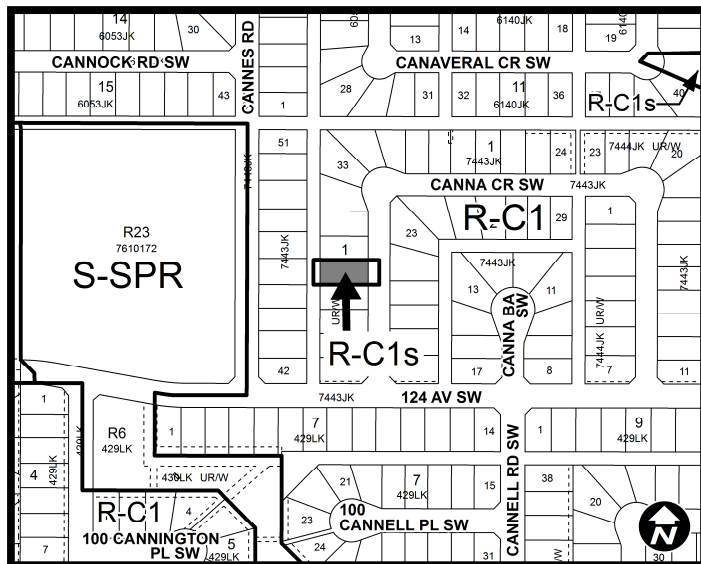
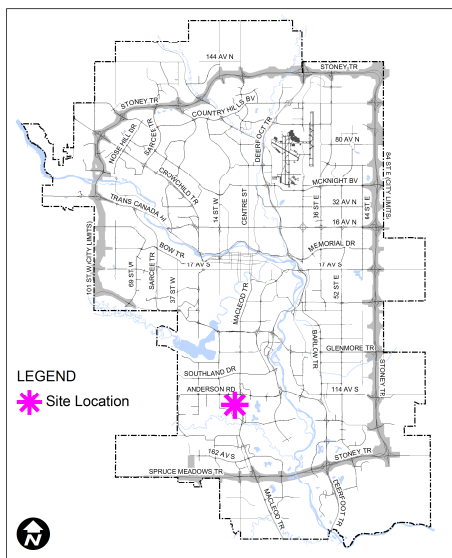
ATTACHMENT

1. Proposed Bylaw 3D2015
2. Public Submission

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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 0.06 hectares \pm (0.14 acres \pm) located at 956 Canna Crescent SW (Plan 7443JK, Block 1, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 9 – 0

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Applicant:

Thomas Lanz

Landowner:

Thomas R Lanz
Jacquelyn M Lanz

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	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>	None	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

Located within a low density R-C1 residential area, the subject site is a rectangular shaped lot, and currently developed with a single detached dwelling and detached double garage with access provided from the rear lane, which connects to 124 Avenue to the south.

LAND USE DISTRICTS

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

The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land. Additionally, the development of a secondary suite on this site can meet the intent of the Land Use Bylaw 1P2007 with or without relaxations at the development permit stage.

Site Specific Considerations

The subject site meets the minimum R-C1s parcel dimensions required for a Secondary Suite as well as the minimum setback requirements for a Backyard Suite.

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

- ✓ a Single Detached Dwelling with a Secondary Suite or Backyard Suite;
- ✓ a total of two on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite); and,
- ✓ any required building setbacks as determined necessary at the development permit stage.

As a result, no relaxations of the Land Use Bylaw 1P2007 may be required at the development permit stage.

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LEGISLATION & POLICY

Municipal Development Plan (statutory – 2009)

The subject site is located within the *Developed Residential Area* and more specifically the *Established Area* as identified on Map 1 of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP.

More specifically, the MDP description of the *Established Areas* refers to primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity.

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).

In addition, the *Housing Diversity and Choice* policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

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

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.

The subject site is within 500 metres of the nearest Calgary Transit stop (Route 35) and approximately 1200 metres from Canyon Meadows LRT Station.

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 and will be determined at the development permit stage.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The Canyon Meadows Community Association provided comments after the circulation deadline indicating they had no objections to the proposed redesignation if the neighbours had been informed. Planning responded to the CMCA confirming that the standard circulation and Notice Posting processes had been completed correctly.

Citizen Comments

The Planning Department received seven letters against the application. Perceived issues and concerns in the letters can be summarized as follows:

- increased population impacting quality of life;
- turnover of tenants associated with rental property;
- undesirable activities of the existing tenants;
- increased on-street parking and traffic in the area;
- decreasing property values;
- increased pressure on existing infrastructure; and
- alteration of the neighbourhood character.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The City of Calgary is presently in great need of affordable good quality housing and this facility would contribute to that need.

We have no intention of selling the home but are looking to boost or supplement our income as we get ready to retire.

Our home is in an established community with close proximity to bus and LRT. The home is almost 40 years old and is situated in an area that probably would not attract high end homes, meaning tear down and rebuild. It is a single lot which does not allow "Infill" homes therefore limiting the upgraded uses for the area.

The home is well suited for a suite as the basement has several larger windows and a private access from the back. The lot is 55' wide which allows for two full on street parking as well as a two car garage off the paved lane. The back yard is fenced and private from the neighbours.

In closing, the transition of this home from single family to suited single family fits into the neighbourhood with minimal or no impact to present existence.

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APPENDIX II

PARCEL WIDTH REQUIRMENTS – TABLE 1

	Secondary Suite (basement)	Secondary Suite – Detached Garage	Secondary Suite – Detached Garden
R-C1s	15m	15m	15m
R-1s	11m	11m	13m
R-C1N	9m	13m	13m
R-1N	9m	13m	13m
R-C2	9m	13m	13m