

LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
CANTRELL DRIVE SW AND 130 AVENUE SW
BYLAW 8D2015

MAP 10S

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.

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 November 20

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 8D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.145 acres \pm) located at 415 Cantrell Drive SW (Plan 731344, Block 15, Lot 55) 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 8D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) are believed to be 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.

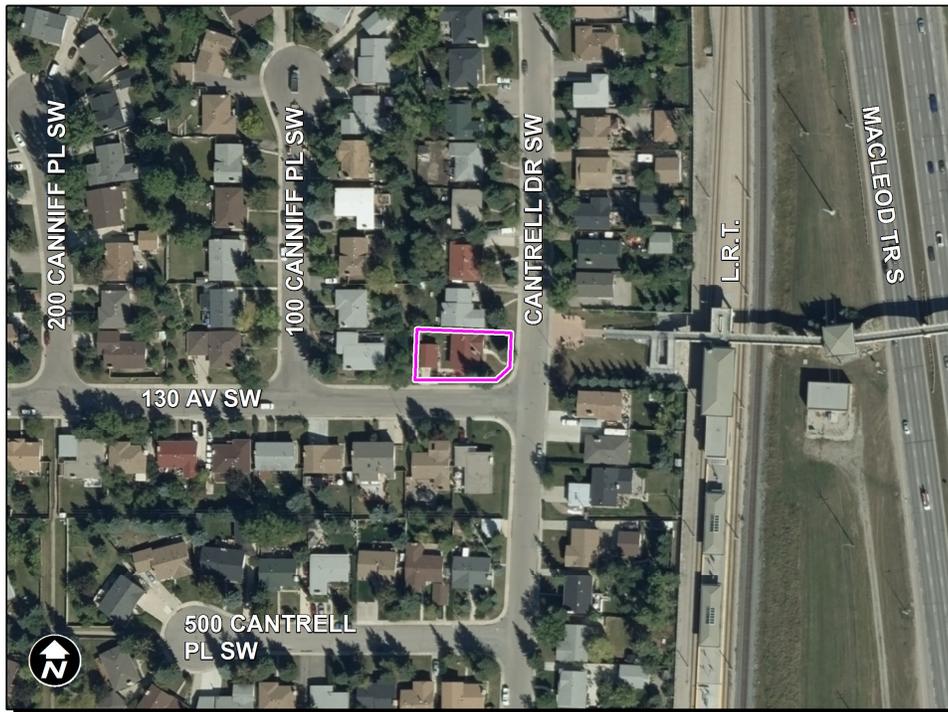
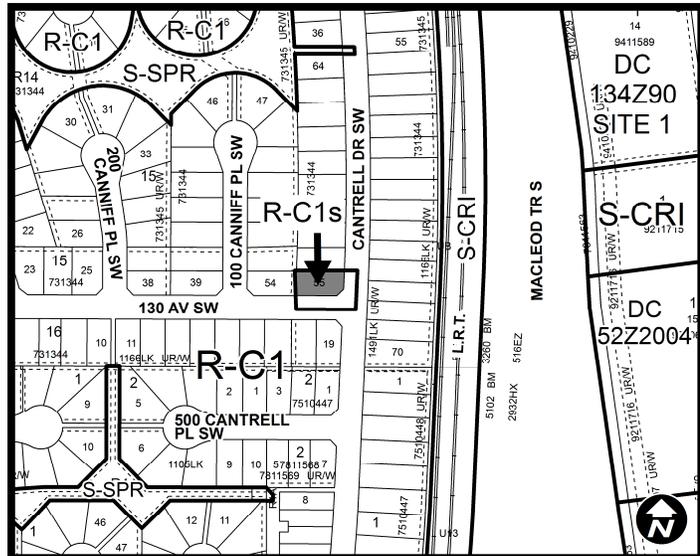
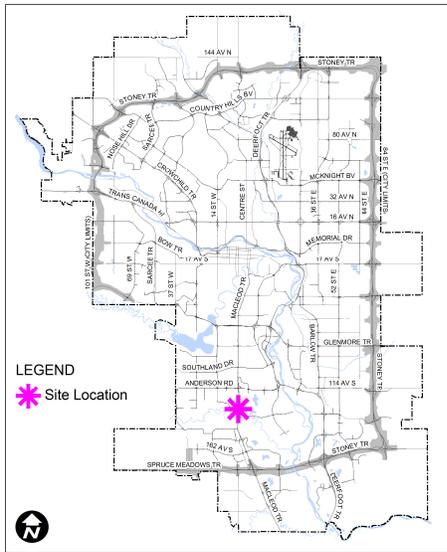
ATTACHMENT

1. Proposed Bylaw 8D2015

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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 (0.145 acres \pm) located at 415 Cantrell Drive SW (Plan 731344, Block 15, Lot 55) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Honsberger

Carried: 9 – 0

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Applicant:

Kapstone Developments

Landowner:

Shu Hui Su Tsai
 Aron Wei Hsiang Su

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
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>	Yes	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

This parcel is located at the corner of Cantrell Drive SW and 130 Avenue SW in a low density residential R-C1 setting in the community of Canyon Meadows. The parcel is approximately 17.5 X 33.5 metres in size and is developed with a single detached dwelling and detached garage. Single detached dwellings on R-C1 parcels exist immediately to the north and west of the parcel as well as to the south across 130 Avenue SW. A landscaped entranceway area and pedestrian connection to the Canyon Meadows LRT Station exists immediately to the east of the parcel across Cantrell Drive SW. Multi-residential developments exist approximately 300 metres to the west of the site along 6 Street SW.

There is one recently approved R-C1s parcel located approximately 280 metres to the west of the subject site at 130 Avenue SW and 6 Street SW. An R-C1 parcel located directly to the south across 130 Avenue SW has also recently been recommended for redesignation to R-C1s pending the Council Public Hearing on 2014 December 08.

Additional information on the community of Canyon Meadows may be found here:
http://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/canyon_meadows.pdf.

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 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.

LEGISLATION & POLICY

Municipal Development Plan (Statutory - 2009)

The parcel is located within a *Residential Developed – 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 alignment with a number of MDP policy areas including: *Developed Residential Areas*, *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

There is no local area plan for Canyon Meadows.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Cantrell Drive SW and 130 Avenue SW, with vehicle access to existing on-site parking from 130 Avenue SW. The area is served by Calgary Transit with an entranceway pedestrian connection to the Canyon Meadows LRT Station located directly across Cantrell Drive SW. Calgary Transit bus service is also available in the area with a bus stop located approximately 350 metres to the west of the site on 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 also 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

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 Comments

The Community Association identified no objections to this proposal.

Citizen Comments

Two letters of objection were received by Administration. The following concerns were expressed in response to the proposal:

- Limited existing on-street parking in the area, allowing for secondary suite(s) will exacerbate this situation;
- Additional vehicular traffic in the area;
- Already a large concentration of people at 130 Avenue SE and 6 Street SW;
- Residents of secondary suites may lack care and consideration for the homes and neighbourhood;

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- Potential deterioration of the appearance of rental properties;
- Resultant decrease in surrounding property values;
- Erosion of the family oriented, quiet, low density character of Canyon Meadows, which is not expected given the community's relative distance from downtown and inner city neighbourhoods;
- Other more appropriate areas in the community for this type of development;
- Concern regarding proliferation of secondary suites in the area; and
- Increases in noise, litter and crime in the area.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The current dwelling is a single story Rental property, with an undeveloped basement. With the shortage of rental units in Calgary, developing the basement for a Secondary Suite seemed only logical for us to do at this time. The dwelling is right beside the LRT station, encouraging tenants to go down town by train.

The exterior of the dwelling will not require any structural changes. We will maintain the existing form as is, and add a separate door to the basement, just inside the current entry. A concrete pad is to be provided to allow for off street parking.

The community association was contacted, by email, to inform them of our request, but to date we have not received any feedback one way or another. We have also canvassed some of the homes next to the residence and no one had any concerns with what we are proposing.

We await your decision on this matter, and thank you in advance for your taking time to consider this proposal.