

LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
26 AVENUE SW & 85 STREET SW  
BYLAW 123D2014

MAP 10W

**EXECUTIVE SUMMARY**

The applicant proposes redesignation of 0.20 hectares± (0.50 acres±) located at 8475 Mystic Ridge Gate SW in the community of Springbank Hill from Direct Control (Bylaw 12Z96) to Residential – One Dwelling (R-1) District. The proposed redesignation will align with the surrounding properties that have been previously been redesignated as R-1.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2014 September 25  
2014 September 11

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 123D2014; and

1. **ADOPT** the proposed redesignation of 0.20 hectares ± (0.50 acres ±) located at 8475 Mystic Ridge Gate SW (Plan 9712004, Block D, Lot 17) from DC Direct Control District **to** DC Direct Control District to accommodate secondary suites; and
2. Give three readings to the proposed Bylaw 123D2014.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use is consistent with the parcels surrounding the parcel and is within policy of the Area Structure Plan.

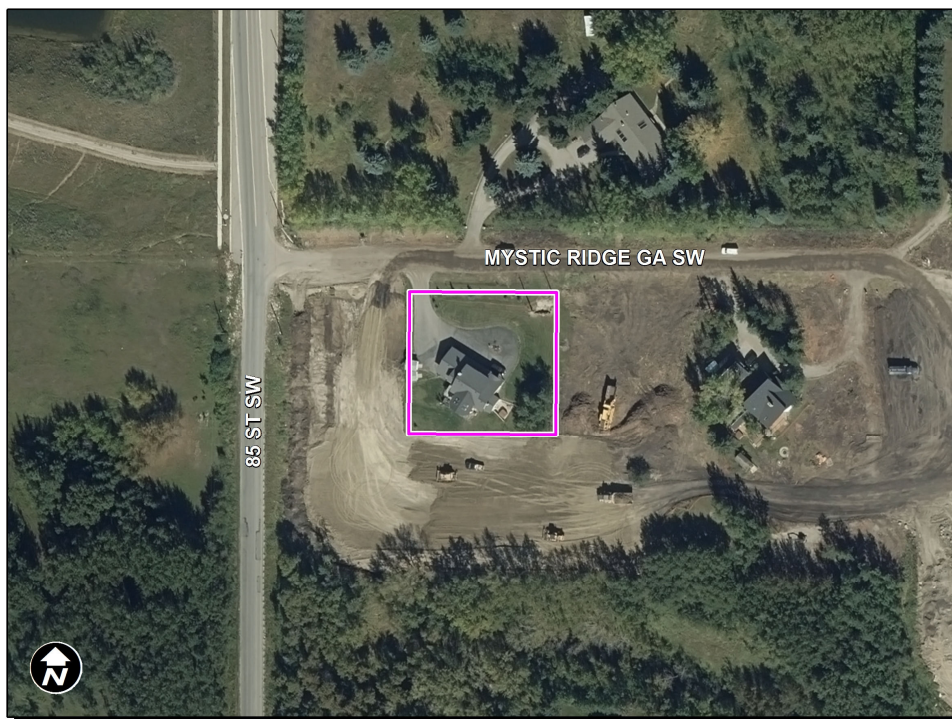
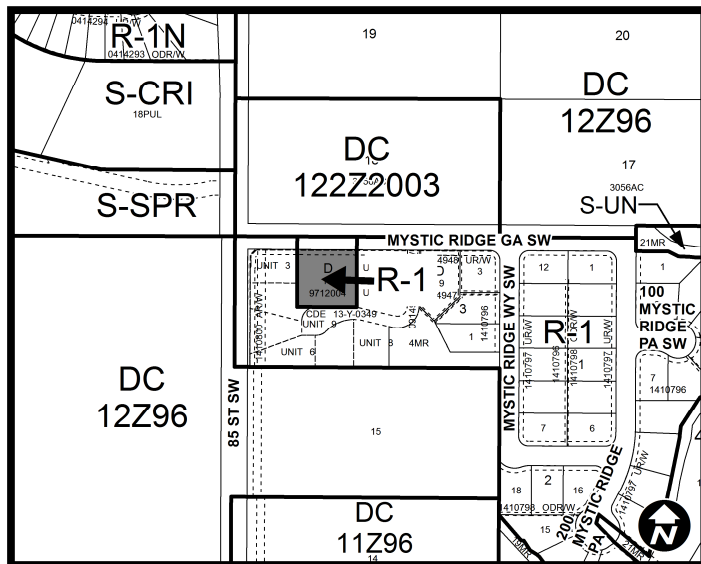
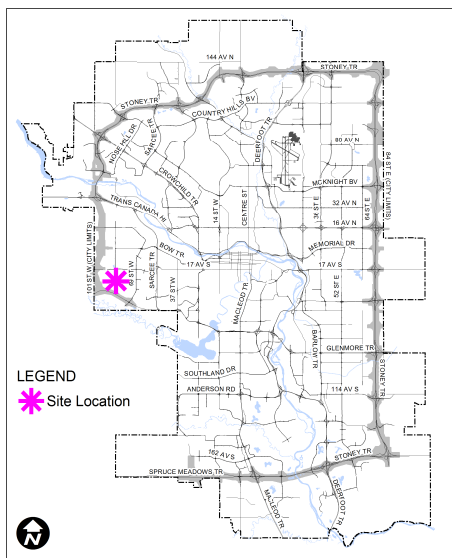
**ATTACHMENT**

1. Proposed Bylaw 123D2014

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

**2014 September 11**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares  $\pm$  (0.50 acres  $\pm$ ) located at 8475 Mystic Ridge Gate SW (Plan 9712004, Block D, Lot 17) from DC Direct Control District **to** Residential – One Dwelling (R-1) District.

**Moved by: R. Wright**

**WITHDRAWN**

**2014 September 25**

The Calgary Planning Commission **FILED** Administration's recommendation of **APPROVAL** and recommends that Council:

1. **ADOPT** the proposed redesignation of 0.20 hectares  $\pm$  (0.50 acres  $\pm$ ) located at 8475 Mystic Ridge Gate SW (Plan 9712004, Block D, Lot 17) from DC Direct Control District **to** DC Direct Control District to accommodate secondary suites with the following guidelines:

**Purpose**

- 1 This Direct Control District is intended to:

- (a) accommodate contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**; and
- (b) accommodate a **Secondary Suite** on the same *parcel* as a **Single Detached Dwelling**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The **permitted uses** of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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**Discretionary Uses**

**5** The *discretionary uses* of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the additional *uses* of:

- (a) **Secondary Suite**
- (b) **Secondary Suite – Detached Garage;** and
- (c) **Secondary Suite – Detached Garden.**

**Bylaw 1P2007 District Rules**

**6** Unless otherwise specified, the rules of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 apply in this Direct Control District; and

2. Give three readings to the proposed Bylaw.

**Moved by: M. Logan**

**Carried: 4 – 2**

Opposed: R. Wright and S. Keating

Reasons for Approval from Ms. Wade:

- I support a zone that allows the flexibility for secondary suites should the owner wish one.

Reasons for Opposition from Mr. Wright:

- Administration was correct with the initial recommendation for R-1 which is in keeping with the surrounding district. Mismatched socks!

**2014 September 11**

**MOTION:**

The Calgary Planning Commission **TABLED** Item 08 (LOC2014-0045) to the next Calgary Planning Commission meeting of 2014 September 25 to allow time to prepare DC guidelines to incorporate a discretionary use for a secondary suite in an R-1 District.

**Moved by: G.-C. Carra**

**Carried: 5 – 3**

Opposed: M. Logan, R. Wright  
and S. Keating

Reason for Approval from Ms. Gondek:

- In keeping with the spirit of designating all developing areas as R-1s, I support the tabling of this item until next the Commission meeting, so we can look at a DC that allows R-1s as a permitted use.

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- This is intended to add value to the subject site, not as a prohibitive measure.

Reasons for Opposition from Mr. Wright:

- Anything different on this site would be as glaring as mismatched socks. The die has been cast for this area.

Reasons for Opposition from Cllr. Keating:

- Asking for a change which may/should be a City of Calgary Council decision.

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**Applicant:**

Collins Development Consultants

**Landowner:**

Greg Churchill  
Lee Churchill

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	Yes	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	5
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The site is surrounded by a future single dwelling detached development that is designated R-1. The lot is large enough to be subdivided into as many as three lots resulting that would have access from the new private road being developed to the south of the property. Currently the site has access to Mystic Ridge Gate SW but future access to new development will all occur on the private road access to the south.

### **LAND USE DISTRICTS**

The current DC Direct Control District is to provide for rural residential development. As the surrounding lands adjacent to this parcel are transitioning from this DC to R-1 it would be in line with the context of its surroundings as R-1. The new land use designation would allow for up to three new parcels to be created on this existing parcel in the future.

### **LEGISLATION & POLICY**

The proposed land use redesignation aligns with existing policy.

1. **Municipal Development Plan** – The subject lands are shown within the Planned Greenfield with Area Structure Plan (ASP) which defers policy guidance to the specific ASP associated with this area.
2. **Area Structure Plan** – the Subject Property falls under the East Springbank Area Structure Plan – Appendix 1 (ASP). The ASP classifies the site as Standard Density Infill Development, allowing for residential densities between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre). The subject site is 0.20 hectares (0.50 acres) in size, and if subdivided in the future at most would net 3 new residential lots, within the acceptable densities of the ASP.

### **TRANSPORTATION NETWORKS**

Transportation has requested future access to only occur on the new private roadway to the south. Access to the parcel can remain off Mystic Ridge Gate SW until the property redevelops.

### **UTILITIES & SERVICING**

Water, Sanitary and Storm is available for the parcel.

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**ENVIRONMENTAL ISSUES**

Not Applicable.

**ENVIRONMENTAL SUSTAINABILITY**

Not Applicable.

**GROWTH MANAGEMENT**

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

**PUBLIC ENGAGEMENT**

Not Applicable.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The site in question is currently zoned as a DC 12Z96. The properties surrounding this site currently all have an R-1 land use designation and are presently all being developed as one-dwelling residential suites. The purpose of this land use re-designation application is to match the surrounding land use and also offer an opportunity to create from what is now at present a single lot, the potential for three separate lots which would keep both in character and in context with the adjacent development and improvement occurring around the site.