

LAND USE AMENDMENT
CHARLESWOOD (WARD 4)
CHICOUTIMI DRIVE NW EAST OF 24 STREET NW
BYLAW 94D2018

MAP 32C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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)

2018 January 25

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 94D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2428 Chicoutimi Drive NW (Plan 6108HV, Block 10, Lots 2 and 3) 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 94D2018.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

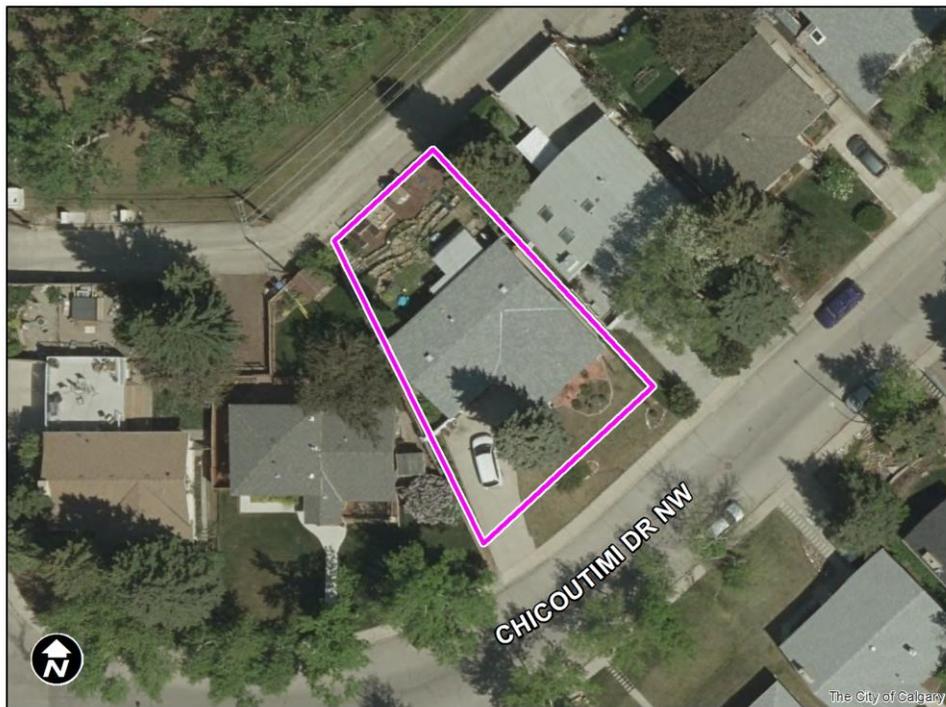
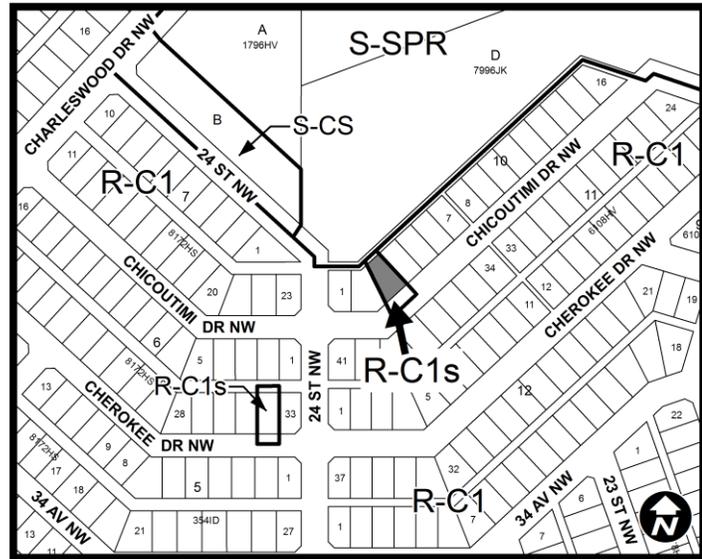
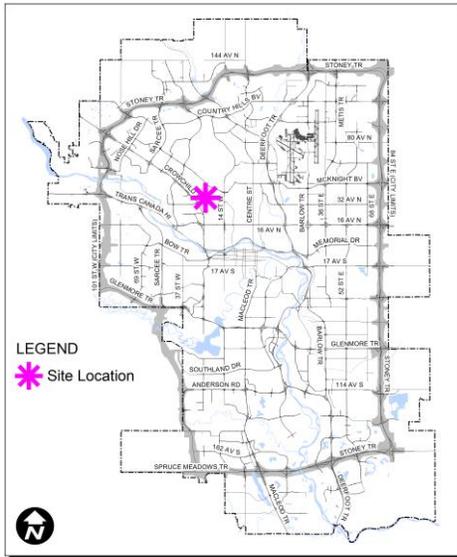
ATTACHMENTS

1. Proposed Bylaw 94D2018
2. Public Submissions

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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 0.05 hectares ± (0.13 acres ±) located at 2428 Chicoutimi Drive NW (Plan 6108HV, Block 10, Lots 2 and 3) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

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Applicant:

Michael McWilliam

Landowner:

Michael McWilliam
Lindsay McWilliam

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Charleswood, the site is approximately 17 metres by 31 metres in size and is developed with a one-storey single detached dwelling with an attached two-car garage that is accessed from Chicoutimi Drive NW. Surrounding development consists of low density residential R-C1 development to the east, south, and west of the site. To the north is S-SPR land with a Junior High School and sports fields.

According to data from The City of Calgary 2017 Census, the following table identifies Charleswood's peak population and year, 2017 population, and the population amount and percentage difference between the peak and current populations.

Charleswood	
Peak Population Year	1969
Peak Population	9,822
2017 Current Population	5,798
Difference in Population (Number)	-4,024
Difference in Population (Percent)	-41%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the Development Permit process. A Development Permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Charleswood.

TRANSPORTATION NETWORKS

Access to the site is available from Chicoutimi Drive NW and the rear lane. Direct vehicular access is via a front driveway from Chicoutimi Drive NW to an attached garage. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system. The area is served by Calgary Transit bus service with a bus stop location within an approximately 350 metre walking distance of the site on Charleswood Drive NW.

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 if a Backyard Suite is proposed at the Development Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment 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 MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of 'no objection' to the application from the Triwood Planning Committee, acting on behalf of the Triwood Community Association (APPENDIX II). The Community Association supports secondary suite development with the caveats that the owner is a resident of the property, the parking requirements can be met, and the suite is contained within the home (not backyard suite).

Reasons stated for no objection of the application are summarized as follows:

- allows the owners and their family to reside in one home.

Citizen Comments

Administration received one (1) letter in support of the application and one (1) in opposition.

Reasons stated for support are summarized as follows:

- expands use of older homes
- secondary suites are seen as a way to rejuvenate older communities while maintaining character of the neighbourhood.

Reasons stated for opposition are summarized as follows:

- wants area to remain R-C1, as that is the reason for purchasing a home in the area
- concerns of negative impacts on property values
- concern of traffic and parking issues
- quality of life concerns due to potential rental property and no mechanism to restrict or determine owner-occupied tenure.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

	<p style="text-align: center;">Land Use Redesignation Applicant's Submission</p> <p style="text-align: right;">Secondary Suites PL 1264 (R2017-09)</p>
<p>This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.</p>	
<p>1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?</p> <p>Welcome to Chicoutimi Dr.! Our parents live down the street, but no longer need the space of their current home. The benefits of the redesignation to us, and our extended family, is that it allows our parents to age-in-place, without the maintenance and costs of owning an entire single family dwelling in their neighbourhood (Charleswood). For my husband and I, it allows us the ease of supporting our parents as they age - but in the more immediate future, it allows them to support us with our small children and mortgage.</p> <p>For the community, it allows us to hopefully set a new precedent of creating secondary suites legally. We are aware of at least three secondary (basement style) suites within the one-block radius of our home, but to the best of our knowledge none are legal or registered (unless they opted out of the map listing). Maybe we can be the start of turning that trend around. The potential is huge for the city, be it adding another affordable housing option in the future, or simply another safe and legal suite.</p>	
<p>2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?</p> <p>-As of completing this form, five of our surrounding neighbours had been contacted, as well as our Community Association, either in person or by phone, and are in support of our ideas and plans (this includes the two adjacent properties that would be most impacted)</p> <p>-As new members of ward 4 (previously 7), we have contacted Councillor Chu, who also has offered us advice and support as we navigate this process</p> <p>-All conversations, to date, have been in support of having a legal suite - as the community and neighbours are well aware of the realities and prevalence of illegal suites in our community</p> <p>-Neighbours, understandably, expressed a strong preference for owner-occupied suites instead of absentee landlords - we were able to reassure them that our intent with this process is to create a very long-term living arrangement for our family</p>	
<p>3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?</p> <p>-If our application for land use redesignation is successful, we will be subsequently applying to construct a rear garage, which would allow for more parking than necessary than the current, or even projected future, requirements of our home. The plan is that this would allow for parking, as well as storage, specific to the suite</p> <p>-If, for reasons unseen, this was not approved, we currently are able to park three vehicles within our existing front-drive garage and extended driveway...as a one-car family, looking to carshare with our own parents (they spend much of the year at a cottage in Ontario), we can therefore already provide the required parking within our parcel (although we understand that's not the intent of the question - more just wanted to offer reassurance regardless to the approval of any future building permit).</p>	
<p>4) Are there any potential negative impacts of this development that you are aware of?</p> <p>I suppose that depends on perspective - we view a small increase in density as a positive thing (as opposed to developing other natural areas in the future), however others may disagree, preferring a more traditional 'one-family per house' approach</p>	
<p>NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans</p>	

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APPENDIX II

COMMUNITY ASSOCIATION SUBMISSION

Re LOC2017-0362. 2428 Chicoutimi Drive NW.

The owners at 2428 Chicoutimi Drive NW met with the Triwood Planning Committee (TPC) to discuss their ideas for a proposed new development which will include a secondary suite. The Triwood Planning Committee acting for the Triwood Community Association supports the development of safe, legal secondary suites in our community with the following caveats:

- 1. The owner(s) will be a resident of the subject property.*
- 2. The parking requirements for RC-1s be followed without resorting to accessing parking over the sidewalk.*
- 3. The creation of a legal suite be done within the envelop of the house. The TPC does not support detached backyard suites, nor suites over detached or attached garages.*

Because a secondary suite will assist the owners and their family to reside in their new development at 2428 Chicoutimi Drive NW, the TPC would have no objections to the proposed land use amendment from RC-1 to RC-1s.

*Gordon Alger
Triwood Planning Committee*

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

