

**LAND USE AMENDMENT  
COLLINGWOOD (WARD 4)  
WEST OF 14 STREET NW AND SOUTH OF NORTHMOUNT DRIVE NW  
BYLAW 95D2018**

**MAP 29C**

**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 an existing suite located on the parcel and the application was 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 Bylaws 95D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 3216 Carol Drive NW (Plan 3844HS Block 2, Lot 4) 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 95D2018.

**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.

**ATTACHMENT**

1. Proposed Bylaw 95D2018
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 ± (0.11 acres ±) located at 3216 Carol Drive NW (Plan 3844HS Block 2, Lot 4) 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:**

Jessica Chan

**Landowner:**

532723 Alberta Ltd (Jessica Chan)

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Collingwood, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling, and a detached two-car garage that is accessed from the rear lane. Surrounding development consists of low-density residential R-C1 development to the north, east, south, and west of the site. The Confederation Park Golf Course is situated in close proximity to the south of the subject site.

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

<b>Collingwood / Charleswood</b>	
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 the community of Collingwood.

## TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Carol Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 400 metres walking distance of the site on Northmount Drive NW. On-street parking adjacent to the site is unregulated.

## 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.

## 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

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is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter in opposition to the application from the Triwood Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- The Owner does not live on site and the home is an investment property;
- A similar land use was refused by Council on the same street;
- Parking is a potential issue; and
- Increased density will lead to increased traffic.

**Citizen Comments**

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Impact on property values and community atmosphere;
- The proposed suite would likely be rented by students potentially leading to social issues;
- Parking issues; and
- The owner does not live in the existing house.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission  
Secondary Suites  
(R2017-07)

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.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

The original owner had lived in this house since the house was new till early 2017. The suite was developed since 1970/1980 (cannot verify the exact year). It was developed for the sake of renting to student since this property is close to University of Calgary. He was an older fellow and just wanted to have a student living in the basement as a companion to him. It is a one bedroom suite with full bathroom, kitchen and a big Living Room. It provides good rental suite for someone like student or single person needs an affordable suite to rent.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

I did not approach the Community Association. As far as I know this is Inner City neighbourhood, there are many suites in the basement in this area.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There is a single garage at the back of the house. There are lots of street parking on this street. Tenant may have one car that can park right in front of this house.

4) Are there any potential negative impacts of this development that you are aware of?

The suite has no negative impact to the neighbourhood at all. It is a Bungalow with total of 3 bedrooms, and only total of 3 adults are living in the whole house. Having the suite has no impact to anyone on this block. With the City growing, a house with a suite is to help the single person or student who can rent something affordable, and close to Transit and Downtown.

**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.

G. Brenkman

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APPENDIX II

LETTERS SUBMITTED

Giyana Brenkman  
File manager  
City of Calgary  
Planning Department

Re: LOC2017-0322, 3216 Carol Drive NW

The Triwood Planning Committee (TPC) objects to this land use re-designation from RC-1 to RC-1s for the following reasons:

- The TPC objects to an investor-owned RC-1 property being turned into a de facto up/down duplex. **The social and community benefits that can occur when a secondary suite permits an owner-resident to remain in their home are not a factor here.** This land use amendment application from RC-1 to RC-1s seeks to enhance the economics of a rental investment. This is not what our community sees as beneficial to the inherent right that the nearby residents have to enjoy the density and use that the RC-1 land designation allows.
- Although the property has an existing illegal suite, it does not follow that a land use amendment will make everything all right. What has changed is that the owner is no longer a resident. Now an investor seeks to take advantage of the suite's existence at the expense of the best interests of the nearby residents and the wider community.
- A land use amendment application was denied by council for the property at 3208 Carol Drive NW, just a few doors away. Most of the objections that held for council's refusal to amend the land use to RC-1s for 3208 Carol Drive would also hold for the subject property.
- The applicant seems to be unaware of the parking requirements for RC-1s (2 off-street parking stalls). The applicant in their accompanying letter suggests that on street parking would be satisfactory. It would appear that the applicant has no consideration for the impact that increased density will have on the nearby residents.
- Access onto and off of Northmount Drive via Carol Drive NW is very difficult weekdays during the morning and evening commute. Permitting increased density in this area will only add to this access problem and add further to the commuting frustrations experienced by the residents of Carol Drive.

The TPC did meet with two residents that lived close to the subject property.  
The TPC did not meet with the applicant.

In summary the Triwood Planning Committee strongly objects to this land use amendment and would urge the Development Authority to deny this application.

Prepared by

Gordon Alger  
Triwood Planning Committee

G. Brenkman

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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 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.

