

LAND USE AMENDMENT
KINCORA (WARD 2)
SOUTHWEST END OF KINCORA POINT NW CUL-DE-SAC
BYLAW 82D2014

MAP 30N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from R-1 to R-1s to allow for a secondary suite. The subject site does not contain a secondary suite at this time 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)	2014 June 19
That Calgary Planning Commission recommend APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 82D2014; and	
1. ADOPT the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 233 Kincora Point NW (Plan 0710250, Block 14, Lot 65) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 82D2014.	

REASONS FOR RECOMMENDATION:

The three secondary suite uses allowed in the R-1s District are compatible and complementary residential uses within the established low density character of the community. The proposal also 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.

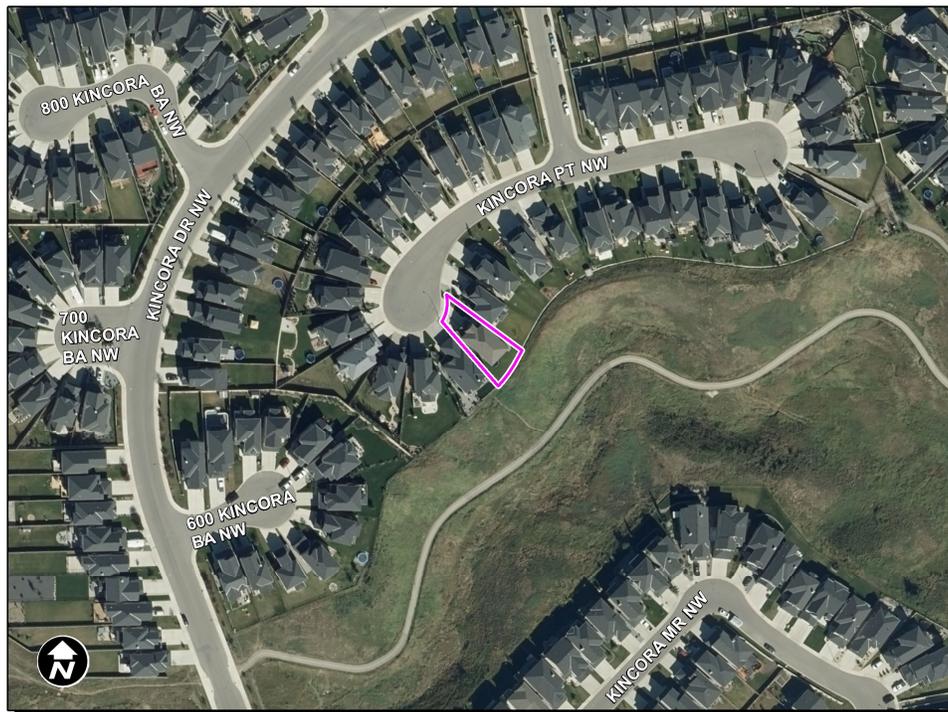
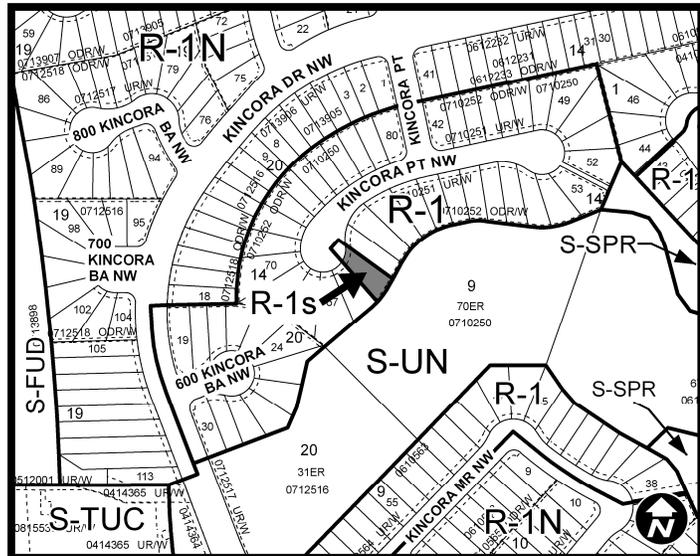
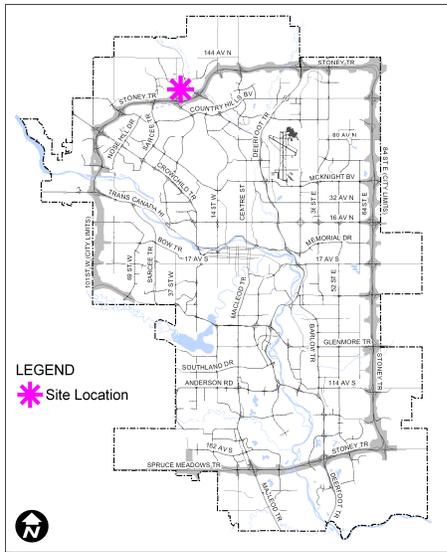
ATTACHMENT

1. Proposed Bylaw 82D2014

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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 \pm (0.12 acres \pm) located at 233 Kincora Point NW (Plan 0710250, Block 14, Lot 65) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: J. Sturgess

Absent: P. Battistella

Carried: 6 – 1

Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- Location is on a cul-de-sac with little street parking, a narrow front and on a street with only front driveways.

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Applicant:

Stephen McDonald

Landowner:

Stephen McDonald
 Shiho McDonald

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	Yes	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	No	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 and storm) concern?</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites?</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	6
Public Engagement <i>Were major comments received from the circulation?</i>	No	6

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Kincora, the parcel is approximately 14 metres wide by 36 metres deep and is developed with a single detached dwelling with an attached front drive double garage

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-1s district allows for one additional permitted use (Secondary Suite) and two additional discretionary uses (Secondary Suite – Detached Garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxations may be required, these may be considered at the development permit stage. A Secondary Suite – Detached Garage is not developable in the current dwelling configuration.

Council's potential approval of this land use application does not constitute approval of a specific secondary suite type, but rather it 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 (MDP) (Statutory/Approved by Council - 2009)

The subject site is located within the *Developing Residential Area* and more specifically the *Planned Greenfield with Area Structure Plan (ASP) 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 general MDP description of the *Planned Greenfield Communities* refers to the Sustainable Suburbs Study proposing greater community densities and a mix of residential uses.

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).

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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.

Symons Valley Community Plan (ASP)

The Area Structure Plan applicable to the subject site is the Symons Valley Community Plan, which identifies the subject site as part of the residential area. Although secondary suites are not specifically identified in the ASP, an overarching goal of the plan is to accommodate a diversity of housing types to meet the needs of varying income groups and lifestyles. The plan further stipulates that the composition of the residential area should predominantly consist of low and medium density residential developments.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Kincora Point NW. The area is served by Calgary Transit with bus service within a short walking distance of the parcel on Kincora 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 depending on the type of a secondary suite proposed and will 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. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received from the Kincora Community Association and are included under APPENDIX II of this report. The Community Association expressed support for the Applicant's proposal for a secondary suite on the subject site.

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Citizen Comments

Administration received one letter with four signatures against the application. Concerns in the letter can be summarized as follows:

- increased traffic with one access point to and from the cul-de-sac;
- increased population impacting quality of life;
- limited street parking on a cul-de-sac;
- increased pressure on infrastructure;
- decreasing property values; and,
- alteration of the neighbourhood character.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We would like to request that our land be redesignated from R-1 to R-1s to allow for a secondary suite to be developed in the basement. The reason for pursuing this is to allow for a proper kitchen to be built in the basement for my soon to be retired in-laws from Japan to come live with us and spend time with their four grandchildren. We realize that we could simply agree to share the main kitchen, but sometimes, we just need our own space and a break from each other. We feel this is important so that we can all make up for lost time apart while at the same time not making the visit any more stressful than it needs to be. I think we can all perhaps relate to what I meant by this.

In the bigger picture, I support Mayor Nenshi's vision of improving urban density, reducing sprawl and creating more affordable housing. It would appear, according to some, that Calgary is behind other major Canadian cities in this respect and that our secondary suite zoning laws are too conservative. While our basement suite would not be immediately on the market, it eventually could be. When we built our home, we built it with the intent to provide a nice living area. To that end, many of the major secondary suite requirements are already met.

- Land parcel size that meets requirement for R-1s zoning.
- Double car garage with an extra long driveway providing extra parking spaces.
- A walkout basement with additional windows for additional light and egress safety as well as providing a separate entrance and amenity space.
- 9 foot ceilings provides the minimum ceiling height requirement everywhere despite the odd bulkhead.
- Roughed in in-floor heating and plumbing.

Thank you for taking the time to consider my request. I hope that we can come to an agreement or at the very least a workable compromise of some form.

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APPENDIX II

From: [President - KCA](#)
To: [Brenkman, Giyan B.](#)
Cc: nowhereincanada@gmail.com; [Magliocca, Joe](#)
Subject: Response to LOC2014-0053
Date: Monday, April 28, 2014 7:16:19 AM

Giyan,

This is a response to the application for rezoning to R1s on 233 Kincora Pt NW.

The Kincora Community Association feels that the applicant has followed the by-laws, rules and performed due diligence prior to submitting this application, including speaking with neighbours in the community. As such, the KCA have no objection in the re-zoning for this application.

Sincerely,

Neil Chapman
President - KCA

G. Brenkman