

**LAND USE AMENDMENT
CANYON MEADOWS (WARD 13)
SOUTHEAST CORNER OF CANAVERAL CRESCENT SW, WEST
OF CANTERBURY DRIVE SW
BYLAW 89D2014**

MAP 9S

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 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 July 31

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 89D2014; and

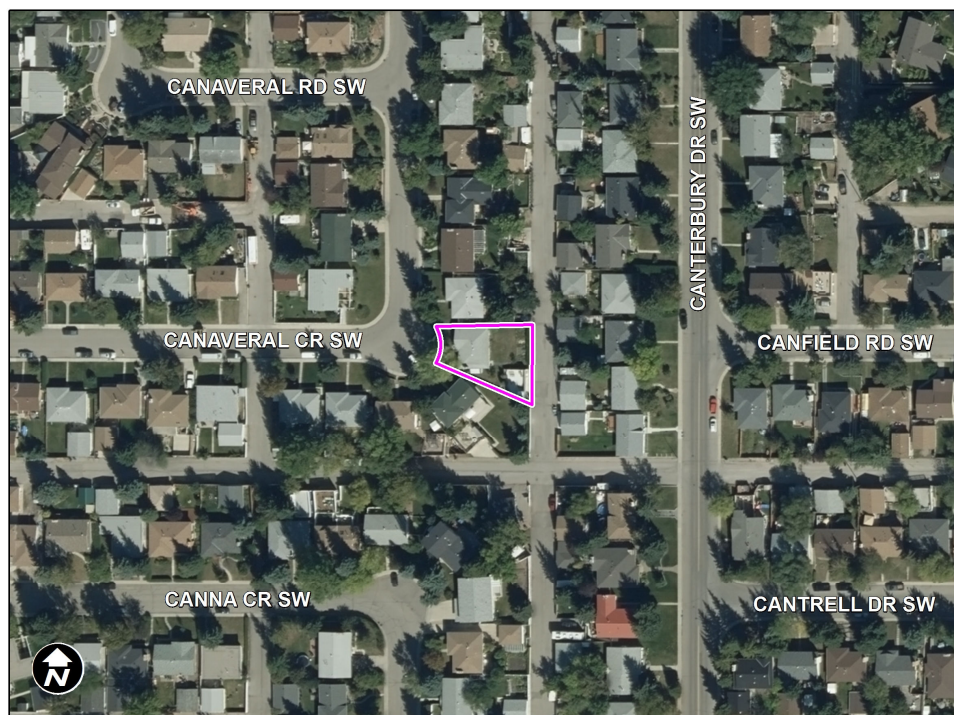
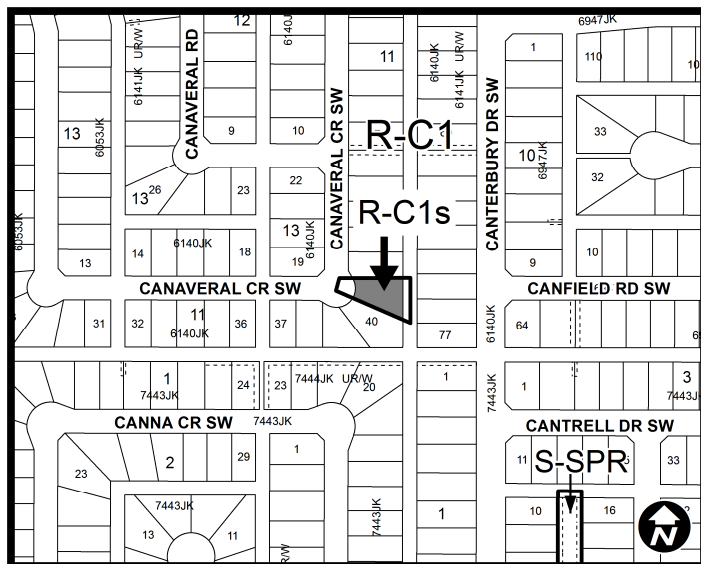
1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 867 Canaveral Crescent SW (Plan 6140JK, Block 11, Lot 41) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for three forms of secondary suite uses (Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached garden) which are compatible and complimentary residential uses with the established low density character of the community. This proposal also conforms with the relevant policies of the Municipal Development Plan and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 89D2014
2. **Public Submission(s)**

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 867 Canaveral Crescent SW (Plan 6140JK, Block 11, Lot 41) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 7 – 1

Opposed: R. Honsberger

Reasons for Support from Mr. Wright:

- Has a paved wide lane, can park 2 cars in garage, cars parked perpendicular in cul-de-sac. Therefore no parking issues.

Reasons for Opposition from Mr. Honsberger:

- Inadequate parking
- 26 letters of opposition

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Applicant:

Brian Packer

Landowner:

Brian Packer
Nicole Jennifer Suke

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>	Yes	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	5
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
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

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the parcel is approximately 20 metres wide by 33 metres deep and is developed with a single detached dwelling with a detached rear garage.

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 two additional discretionary uses (Secondary Suite – Detached garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may be considered at the development permit stage.

Council's potential approval of this land use redesignation 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 (MDP) (Statutory/Approved by Council – 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 keeping with a number of MDP policy areas including: *Neighbourhood Infill and Redevelopment* and *Housing Diversity & Choice* policies.

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).

LRT South Corridor Land Use Study (Non-Statutory – 1980)

The Land Use Study does not mention secondary suites.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Canaveral Crescent SW as well as from the existing rear lane. The area is served by Calgary Transit with bus service within short walking distance of the parcel on Canterbury Drive SW. The site is of sufficient size to accommodate the minimum motor vehicle parking requirements. On-street parking adjacent to and in the vicinity of the site is unregulated and available for public use.

UTILITIES & SERVICING

Water and sanitary/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 secondary suite proposed, with this aspect being determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment 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

No comments received by CPC report submission date

Citizen Comments

Three letters were received in support of the proposed Land Use amendment.

Twenty-six letters were received objecting to the proposed Land Use amendment on the following grounds:

- The whole community should not be rezoned to R-C1s;
- There are already a variety of housing choices – secondary suites are not required;

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- Decrease quality of life and sense of community;
- Decrease value of homes in the area;
- Worsen current parking issues on street and lane;
- Will cause accidents in the rear lane;
- If alley can't be used (like last winter with snow build-up) there will be more on-street parking problems;
- Not close to transit, shops etc;
- Increase in noise;
- More fires from basement suites;
- More garbage containers overflowing;
- The parcel owners should have purchased elsewhere if they wanted to create a rental unit;
- Increase in crime, and
- Will bring multiple tenants who have no obligation to behave as a responsible owner.

Public Meetings

No meetings were held by the applicant or Administration

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APPENDIX I

APPLICANT'S SUBMISSION

The reasoning for the application is to develop a secondary suite in the basement of our residential property; a bungalow with a separate side entrance located in the southwest community of Canyon Meadows. The Canada Mortgage and Housing Corporation (CMHC) reported in their 2013 report a continued decline in rental units in Calgary, due to an increased demand. Vacancy rates for Zone 9 (Fish Creek - which encompasses the subject property) 1- and 2-bedroom apartments were reported by CMHC to be 0.7% and 0.8%, respectively. A clear need for additional rental units in the area (and in Calgary overall) is present.

A two-car garage, space in the paved back alley, and room for parking on the crescent perpendicular to the sidewalk in the front of the property means that tenant parking would not impose on neighbours. Additionally, the location is in close proximity to public transit, including the Canyon Meadows LRT station and bus stops. A secondary suite will help facilitate increased rental housing without a major impact on the neighbourhood. It is understood that development of a secondary suite will be subject to development permit and building code standards.

Thank you for your consideration of our application,
(Nicole) Jennifer Suke & Brian Packer