

**LAND USE AMENDMENT  
CANYON MEADOWS (WARD 13)  
NORTH OF CANYON MEADOWS DRIVE SW AND EAST OF  
ELBOW DRIVE SW  
BYLAW 263D2016**

**MAP 9S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The parcel contains an existing single detached dwelling and does not contain a Secondary Suite or a Backyard Suite at this time. This 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)**

2016 August 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 263D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 1008 Cannock Road SW (Plan 6052JK, Block 14, Lot 20) 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 263D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite) which are compatible with and complementary to the existing low density residential character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

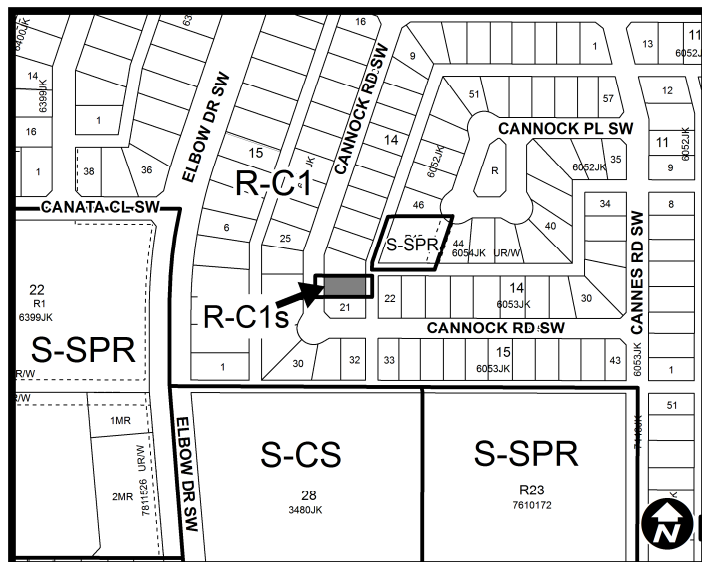
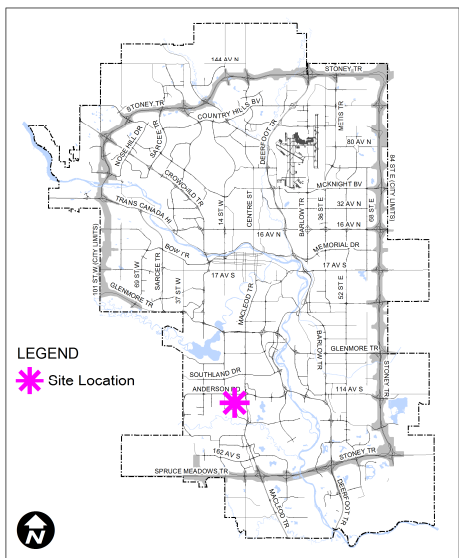
**ATTACHMENT**

1. Proposed Bylaw 263D2016

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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  $\pm$  (0.11 acres  $\pm$ ) located at 1008 Cannock Road SW (Plan 6052JK, Block 14, Lot 20) from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

Reasons for Approval from Mr. Wright:

- There were seven secondary suite applications on the agenda, five of which were in established neighbourhoods. Of the five neighbourhoods, objections were raised in four. These objections included problems with parking, too much traffic, negative impact on infrastructure and loss of privacy. Such comments imply the increased problems are due to extra population. If each secondary suite contained two residents, the total increase in population would be ten people. However, these five neighbourhoods have experienced a net decrease of population totalling 7769 residents.

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**Applicant:**

Stewart Krysko

**Landowner:**

Stewart Krysko  
Kathleen Krysko

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the parcel is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling and detached double car garage, accessing the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

<b>Canyon Meadows</b>	
Peak Population Year	1990
Peak Population	8,727
2015 Current Population	7,949
Difference in Population (Number)	-778
Difference in Population (Percent)	-9%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for one additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the building and/or development permit process. The parcel conforms to all Land Use Bylaw 1P2007 minimum size and area requirements.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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**Municipal Development Plan (Approved by Council 2009)**

The parcel is located within a “Residential Developed – Established Area” area as identified on the Urban Structure Map (Map 1) of the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, the proposal is in alignment with MDP policies for the Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

There is no local area plan in place for this area.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Cannock Road SW and the rear lane. The area is served by Calgary Transit with Primary Transit Network bus stop locations within 450 metres walking distance, located north-south on Elbow Drive SW. The parcel is also within 1.8 kilometres walking distance to the Canyon Meadows LRT Station. On-street parking adjacent to the parcel 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 onsite 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 is in alignment with MDP references associated with growth management.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received by the Canyon Meadows Community Association.

**Citizen Comments**

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increase in traffic on the street and rear lane;
- Increase in on-street parking and parking in the rear lane; and
- Loss of privacy for residents behind rear lane.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The following information outlines the reasons Kate and I are applying for the redesignation of our property at 1008 Cannock Road SW from R-C1 to RC-1s. Our pre-application number is PE2016-00750.

Three years ago, we downsized by moving from Auburn Bay to Canyon Meadows with the intent of living out our retirement in a smaller house, in a more mature neighbourhood in south Calgary. Part of the plan is to help finance our retirement by adding a suite to the house. Since we will be living in the property, there will be no issues with maintenance or repairs, since this is our home and not just a business for us.

One of the reasons we selected our location was the close proximity to the number 3 bus route. The easy access to transportation with direct bus connection to the LRT was very helpful for our daughter while attending Mount Royal University. The suite could easily be utilized by an MRU or U of C student because of the ready access to transit. We are also a 20-minute walk directly to the Canyon Meadows LRT station. The tenant would also be within walking distance to convenience stores, schools and other services. We currently have a 2 car garage accessible from the alleyway at the back of the property. Part of the development plan would be to add a parking pad next to the garage (immediately south of the garage on the property) for the tenant.

We believe that a secondary suit would enable us to supplement our retirement income as well as decrease urban sprawl without impacting neighbours or the overall character of the community.