

**LAND USE AMENDMENT  
CANYON MEADOWS (WARD 13)  
CANNES ROAD SW AND 124 AVENUE SW  
BYLAW 264D2016**

**MAP 9S**

**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 a secondary suite or a backyard suite. The parcel contains a single detached dwelling with an existing illegal secondary suite (basement). This application was not, however, submitted as the 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 264D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 12440 Cannes Road SW (Plan 7443JK, Block 1, Lot 43) 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 264D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two additional residential uses (secondary suite or backyard suite) which are compatible with and complementary to the existing low density 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 the Land Use Bylaw 1P2007 (LUB).

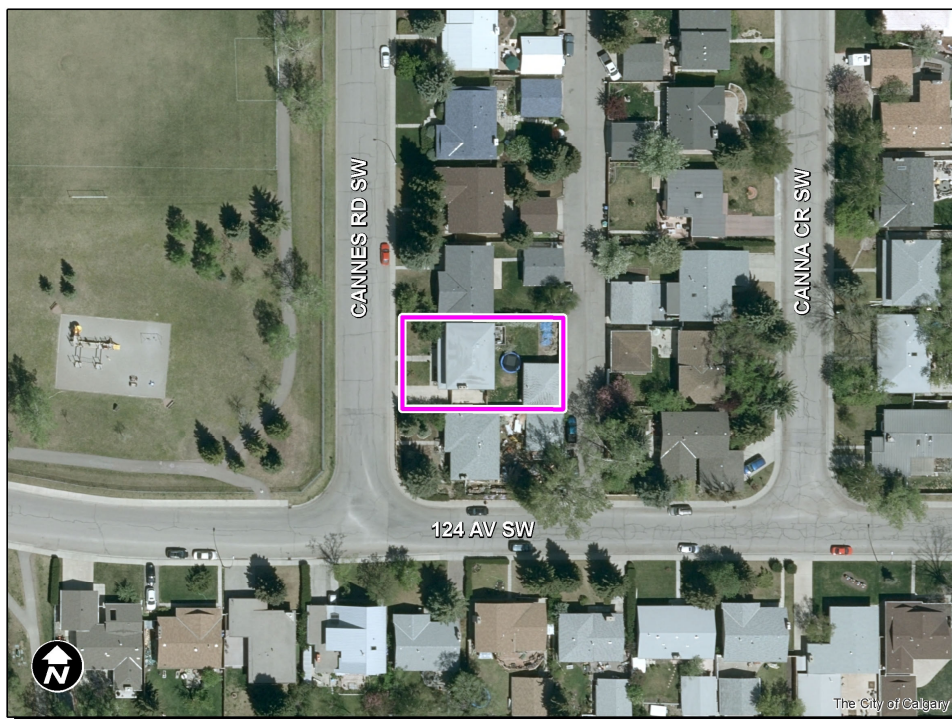
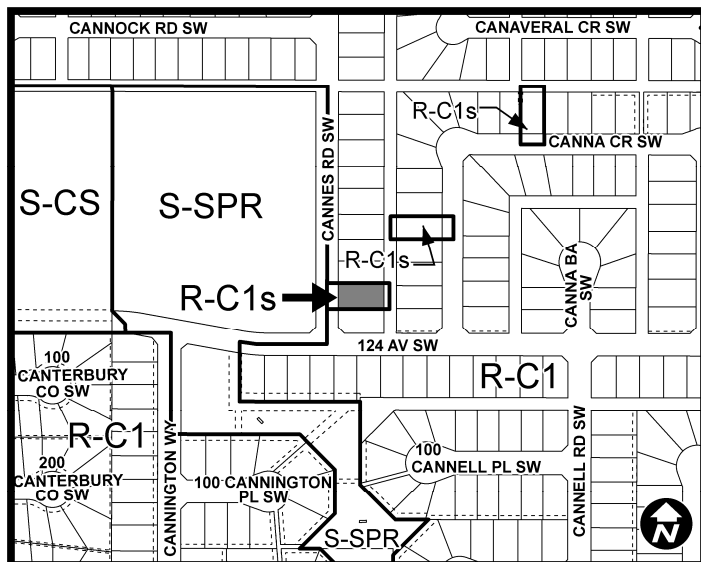
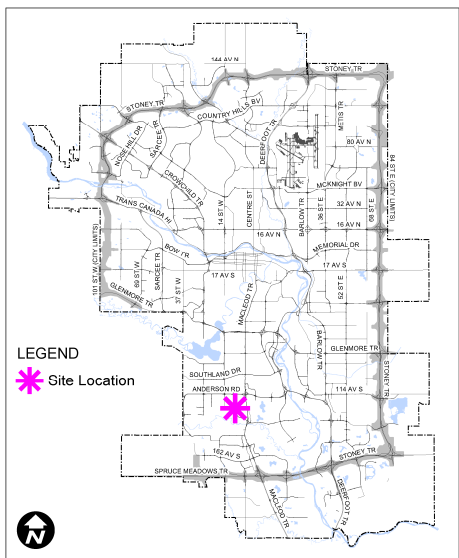
**ATTACHMENT**

1. Proposed Bylaw 264D2016
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 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 12440 Cannes Road SW (Plan 7443JK, Block 1, Lot 43) 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:**

Harjit Sawhney

**Landowner:**

Harjit Sawhney  
Michelle Sawhney

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the parcel is 18.90 metres wide by 33.53 metres deep. The parcel is developed with a two-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east and south of the site. Robert Warren Junior High School is located directly west of the site.

The following table identifies the historic peak and current population of Canyon Meadows. The 2016 population has decreased 10 percent from the peak population in 1990.

<b>Canyon Meadows</b>	
Peak Population Year	1990
Peak Population	8727
2016 Current Population	7949
Difference in Population (Number)	-872
Difference in Population (Percent)	-10%

**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 one additional dwelling unit to be considered via the building permit and/or development permit process. The parcel conforms to all LUB minimum width, depth and area requirements.

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## **LEGISLATION & POLICY**

### *South Saskatchewan Regional Plan (2014)*

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

The parcel is not subject to a local area plan.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Cannes Road SW and the rear lane. The area is served by Calgary Transit bus service with the nearest bus stop located approximately 650 metres to the east. The Canyon Meadows LRT Station is approximately 1.3 kilometres to the west. 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 is in alignment with MDP references associated with growth management.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Canyon Meadows Community Association. Upon following up, the Community Association had no objection to the proposed land use amendment.

**Citizen Comments**

Administration received one (1) letter in opposition to the application. Reasons stated for opposition are summarized as follows:

- The existing building is “run-down” and requires repair to the roof, yard and garage;
- Rezoning would further compound the “run-down” look of the house; and
- Rental properties make the community look “tired”.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

We purchased this home in September 2015. This property was built in 1971 with previous and owners prior, having a non-conforming basement suite. I am the first owner in 30 years to approach the City of Calgary in an effort to make this a legal suite.

#### **Reasons for Application and Approval**

1. This basement suite will provide affordable housing for Calgarians.
  - 1.1 Property is located 5 min walking distance to Canyon Meadows LRT. Additionally, it is serviced by bus#35 (1 block away) connecting to Anderson C-Train station. Ideal for commute!
  - 1.2 Located near 2 schools – Robert Warren & Canyon Meadows Spanish School – ideal for families!
  - 1.3 Six (6) parking spots. Concrete parking pad can accommodate 2 vehicles; parking at front of the house can accommodate 2 vehicles. Additionally, house has a double oversized garage in the back to accommodate more 2 vehicles.
2. Basement suite will provide accommodation for my parents and extended family that visit us from overseas.
3. Improve safety (code) for present and future occupants.
4. Mortgage Helper – we are a young family, and a legal basement suite will help subsidise our mortgage commitment.
5. Improve future resale value by having correct land zoning for the basement suite