

LAND USE AMENDMENT
CITADEL (WARD 2)
CITADEL MESA CLOSE NW SOUTH OF STONEY TRAIL NW
BYLAW 7D2018

MAP 22NW

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 not an existing suite located on the parcel 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)

2017 November 02

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 7D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 78 Citadel Mesa Close NW (Plan 0113315, Block 11, Lot 111) 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 7D2018.

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 the Crowchild Phase 4 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

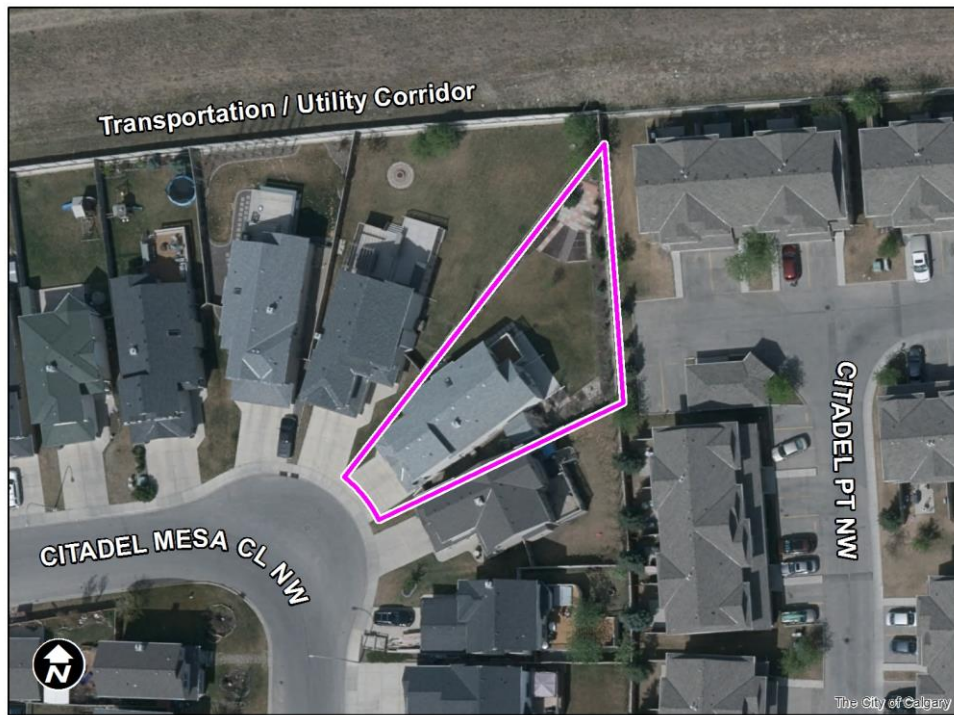
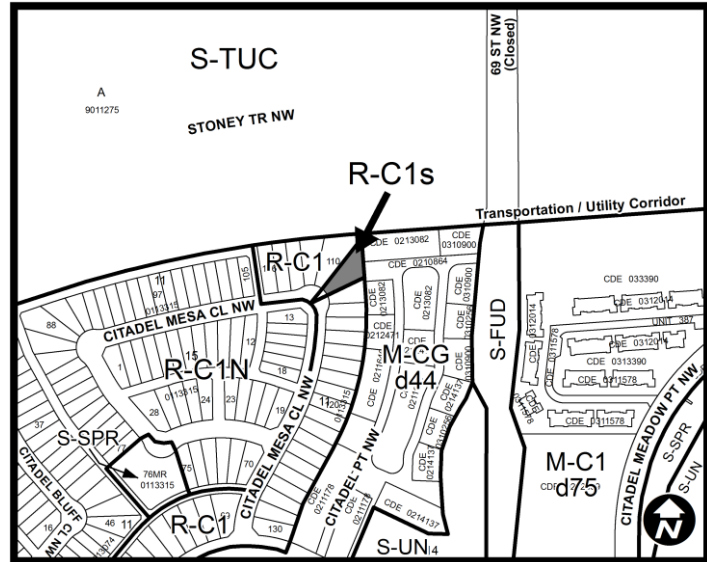
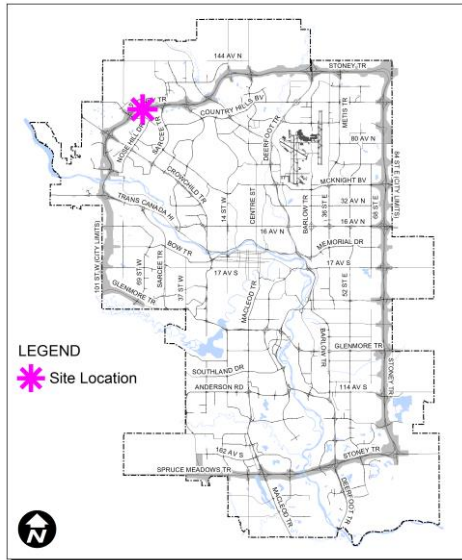
ATTACHMENT

1. Proposed Bylaw 7D2018
2. Public Submission

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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 0.07 hectares \pm (0.17 acres \pm) located at 78 Citadel Mesa Close NW (Plan 0113315, Block 11, Lot 111) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 5 – 2

Opposed: M. Foht and D. Leighton

Reasons for Opposition from Mr. Foht:

- I did not support the application for a secondary suite on this site for the following reasons:
 - The frontage is very narrow – the lot is pie shaped.
 - No back lane.
- Both of these situations reduce the options for parking for the residents of the site.

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment because it does not appear that there is adequate on- or off-street parking for a secondary suite.

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Applicant:

Sara Karimi Avval

Landowner:

Laleh Soodabeh Birjandian

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Citadel, the site is approximately 17 metres by 40 metres in size and is developed with a two-storey single detached dwelling, and a two-car attached garage that is accessed from Citadel Mesa Close NW. Surrounding development consists of low-density residential to the north, south, and west and a multi-residential site directly to the east of the parcel.

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

Citadel	
Peak Population Year	2015
Peak Population	10,517
2017 Current Population	10,293
Difference in Population (Number)	-224
Difference in Population (Percent)	-2%

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).

Crowchild Phase 4 Area Structure Plan (1983)

The site is within the Residential area on Map 6, Land Use Plan, of the Crowchild Phase 4 Area Structure Plan (ASP). The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. The ASP outlines that residential development should provide for a wide variety of housing types, including both single-family and multi-family units. The application is generally in keeping with this policy, as achieving a mixture of housing types is an objective the plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Citadel Mesa Close NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on Citadel Way 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.

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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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Citadel Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- Increased traffic with potential safety issues;
- Width of street does not allow for parking and vehicular movement;
- Limited on-street parking; and
- Decrease value of adjacent homes.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern,

I, Laleh Birjandian, the owner of the property of 78 Citadel Mesa Close NW, Calgary AB, T3G-5L1, would like to apply for the secondary suite.

The reason I am applying for the secondary suite is a family member lives with me and she has disability. If she lives in my walk-out basement with some accessibilities like a small kitchen, she will get her independence back in her life.

Thank you for our attention,

Sincerely yours,

Laleh Birjandian
16-10-2017

APPENDIX II

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 simply and 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.

