

Secondary Suite at 78 Citadel Mesa Close NW

By Kristoffer Moen for Calgary City Council, January 22, 2018

Thank-you for the opportunity to comment on the proposed land use amendment at 78 Citadel Mesa Close NW. I have read the Calgary Planning Commission Report to Council (CPC2018-007) and the proposed Land Use Bylaw.

The Cover Report lists the subject site dimensions as approximately 17 metres wide by 40 metres deep. If I understand correctly the minimum lot width for RC-1 properties is 12 metres. As noted in Administration's report, the subject site is located on a bulb-out on the corner of the road and has similar frontage to properties located on a cul de sac because the lot is pie shaped.

The calculation of minimum lot width for pie shaped lots utilizes the average or mid-point of the property. Therefore, the stated lot width bisects the house and provides no indication whether the street front can effectively handle on-street parking.

My research on the "my property map" webpage on Calgary.ca lists the front lot width at 6.92 metres and driveway access is granted from the front of the property with a two-car driveway. Consequently 85% of the lot frontage is utilized by the driveway. A review of google maps suggests that out of 12 houses on the corner of Citadel Mesa Close NW, there are 5 legal on-street parking spots (see Google Maps below) that can handle a full-size sedan without infringing on the property owners 1.5m driveway safety zone as stipulated in Calgary Traffic Bylaw section 3(1)(g). Additionally, there is a fire hydrant on the inside corner for the road that services over 20 houses on Citadel Mesa Close.

Concerning the planning consideration of parking within the context of the lot dimensions and surrounding community, a simple requirement for determining the suitability of a property for a secondary suite would be to review the lot width at the front of the property and whether vehicular access is from the front or back of the property. Specifically, I believe that:

- Properties with front drive access should have a minimum lot width of 13 meters calculated as follows: 6 meters for the two-car driveway and 7 meters for on-street parking spot.
- Properties with back lane driveway access should have a minimum lot width of 9 meters, same as existing provisions for R-1n properties.

In applying this simple front of lot calculation to the subject property, the front driveway makes the subject property not well suited for a Secondary Suite.

I would note that similar planning consideration determination was made by CPC Commissioners Leighton and Foht.

I therefore ask that councillors way these facts and urge that this application be rejected due to the planning considerations of insufficient lot width to accommodate a secondary suite.

Thank you for your time.

