

LAND USE AMENDMENT
COLLINGWOOD (WARD 4)
SOUTH OF NORTHMOUNT DRIVE NW AND WEST OF
COLLINGWOOD SCHOOL
BYLAW 17D2018

MAP 32C

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 an existing suite located on the parcel, but 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 16

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 17D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3811 Collingwood Drive NW (Plan 1528HP, Block 1, Lot 44) 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 17D2018.

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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

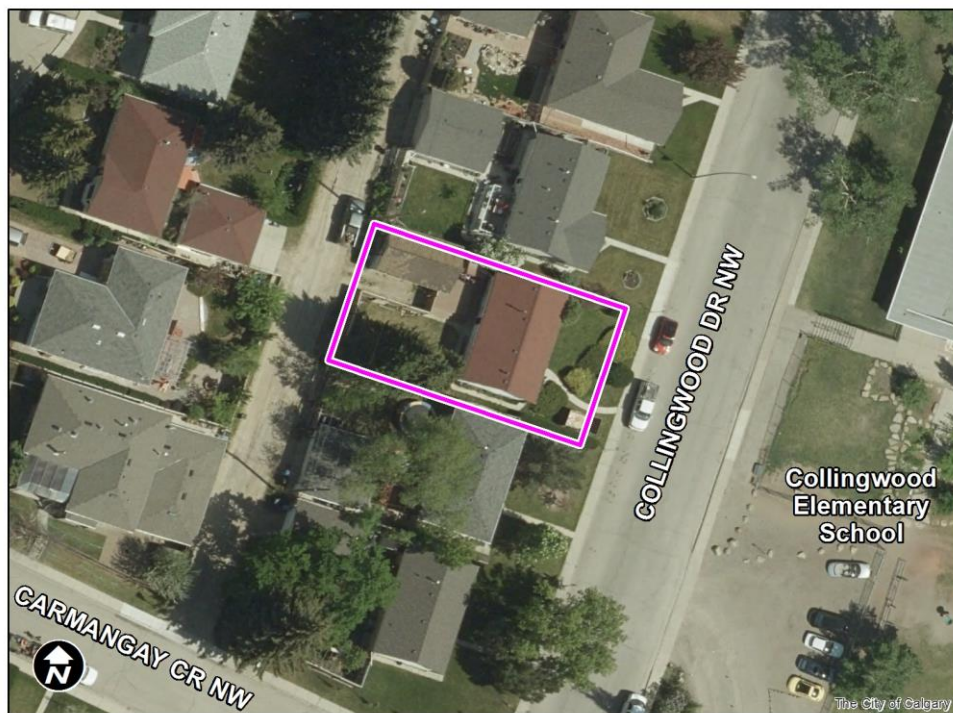
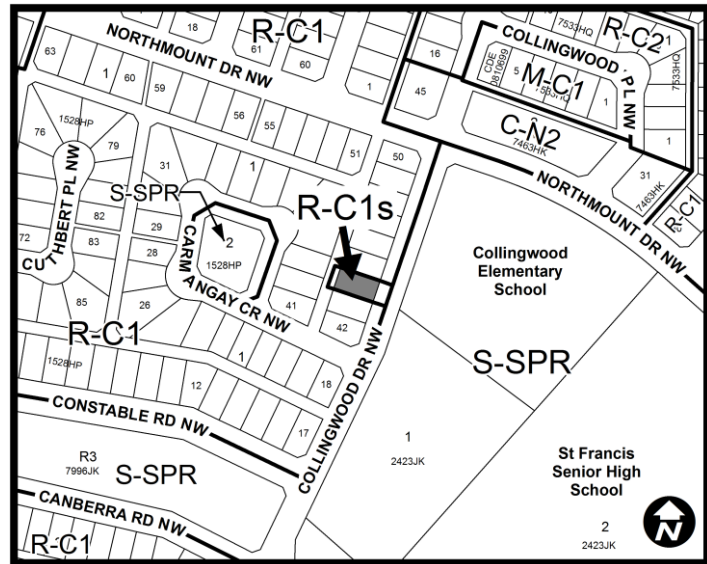
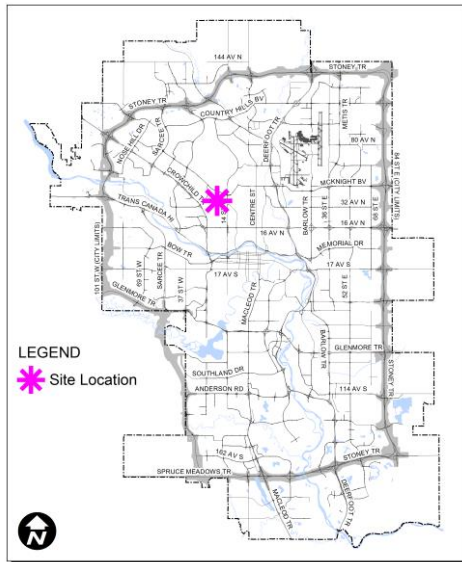
ATTACHMENTS

1. Proposed Bylaw 17D2018
2. Public Submission

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COLLINGWOOD SCHOOL
BYLAW 17D2018

MAP 32C

LOCATION MAPS



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COLLINGWOOD SCHOOL
BYLAW 17D2018

MAP 32C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3811 Collingwood Drive NW (Plan 1528HP, Block 1, Lot 44) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 8 – 0

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MAP 32C

Applicant:

Bradley M Lawrence

Landowner:

Bradley M Lawrence
Thomas H Margetak

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Collingwood, the site is approximately 16 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a detached one-car garage that is accessed from the rear lane, and a one-car parking pad that is accessed from the rear lane. Single detached dwellings exist to the north, south, and west of the site. An elementary school and a high school exists to the east of the site.

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

Collingwood	
Peak Population Year	1969
Peak Population	9,822
2017 Current Population	5,798
Difference in Population (Number)	-4,024
Difference in Population (Percent)	-41%

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.

**LAND USE AMENDMENT
COLLINGWOOD (WARD 4)
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COLLINGWOOD SCHOOL
BYLAW 17D2018**

MAP 32C

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).

There is no local area plan for Collingwood.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Collingwood Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site on Northmount Drive NW. Vehicular access to the site is available from Collingwood Drive NW and the rear lane. On-street parking adjacent to the site on the west side of Collingwood Drive NW is regulated through the Calgary Parking Authority’s residential parking permit system. No on-street parking is available adjacent to the site on the east side of Collingwood Drive NW due to the location of a school loading zone associated with the adjacent elementary school.

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.

LAND USE AMENDMENT
COLLINGWOOD (WARD 4)
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COLLINGWOOD SCHOOL
BYLAW 17D2018

MAP 32C

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 received a letter of no objections to the application from the Triwood Planning Committee (TPC) of the Triwood Community Association. The letter is attached in APPENDIX II of this report.

The reason stated for no objections is summarized as follows:

- The applicant meets all the criteria that make the creation of a legal secondary suite an asset to the community.

The TPC also provided the following caveats:

- The owner(s) of the property will be a resident of the subject property;
- The parking requirements for R-C1s be followed without resorting to accessing parking over the sidewalk; and
- The creation of a legal suite be done within the envelope of the existing house. The TPC does not support the development of detached garden suites, nor suites over detached or attached garages.

Citizen Comments

Administration received two (2) letters in opposition to the application. The second letter contained signatures from 21 homeowners representing 17 households who were opposed to the application.

Reasons stated for opposition are summarized as follows:

- Increase in activity and transient population in the neighbourhood;
- Negative impact on a well-established neighbourhood's dynamics and identity;
- Negative impact on parking;
- Potential that the property may become a double rental property in the future;
- Decrease in property values;

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MAP 32C

- Setting a precedent for other land use redesignation applications in the neighbourhood;
- Desire to keep the single detached dwelling character of the neighbourhood;
- Increase in local traffic and congestion, including on Northmount Drive NW and Collingwood Drive NW, if this application and others are approved; and
- Impacts of increased density on residents of existing communities, particularly those who bought into an R-C1 community purposely.

Administration received one (1) letter of support to the application.

Reasons stated for support are summarized as follows:

- The land use redesignation would not impose hardship on nearby neighbours;
- The land use redesignation is not inappropriate for an inner city location with proximity to the University of Calgary and hospital; and
- Within a few square blocks, the broader community has a mix of uses that includes single family dwellings, duplexes, apartments, commercial businesses, schools, and churches.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
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COLLINGWOOD SCHOOL
BYLAW 17D2018**

MAP 32C

APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern;

We're applying for re-designation of my home from the current R-C1 to R-C1s. Thank you for your time in reviewing our application.

Like many first time home buyers in our city, we were very happy to finally be able to buy into the market. Although like so many in our competitive market, we had to make some small concessions on our ideal home in the end. While we're very happy, we'd like to address some issues with the property we've inherited.

One of the major issues we have is we've inherited a non-confirming suite in the basement. While it's tempting to add a tenant at this time, we're not comfortable renting the space in its current state. As far as we can see the suite is non-confirming for several reasons. We'd like to make several changes for safety and peace of mind in the future. We're asking for re-designation in an attempt to add a proper suite, and do so in a legal and conforming fashion.

Our second reason is financial. In our current economy we simply cannot afford these upgrades without some sort of way to recoup some of the costs over future years. A little extra down the line would make a big difference to us, as things are fairly tight for both of us. Tearing down the current suite and rebuilding a standard common area simple isn't an option at this point for us financially.

We'd like the opportunity to invest in our home and do so in a legal and conforming manner.

Thank you for your time,

Brad Lawrence Thomas Margetak

LAND USE AMENDMENT
COLLINGWOOD (WARD 4)
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COLLINGWOOD SCHOOL
BYLAW 17D2018

MAP 32C

APPENDIX II

LETTERS SUBMITTED

The Triwood Planning Committee (TPC) has reviewed the above referenced land use amendment application.

In principle the TPC supports the creation of legal secondary suites in our community through the process of amending the land use designation from R-C1 to R-C1s with the following caveats:

- The owner(s) of the property will be a resident of the subject property.
- The parking requirements for R-C1s be followed without resorting to accessing parking over the sidewalk.
- The creation of a legal suite be done within the envelop of the existing house. The TPC does not support the development of detached garden suites, nor suites over detached or attached garages.

It would appear that the applicant meets all criteria that make the creation of a legal secondary suite an asset to our community and for that reason the TPC would have no objections to this land use amendment.

Gordon Alger
Triwood Planning Committee
October 26, 2017

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BYLAW 17D2018

MAP 32C

APPENDIX III

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.

