

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
CARIBOU DRIVE NW NORTH OF COLLINGWOOD DRIVE NW
BYLAW 309D2017

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 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 August 10

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 309D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3328 Caribou Drive NW (Plan 873HW, Block 3, Lot 21) 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 309D2017.

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.

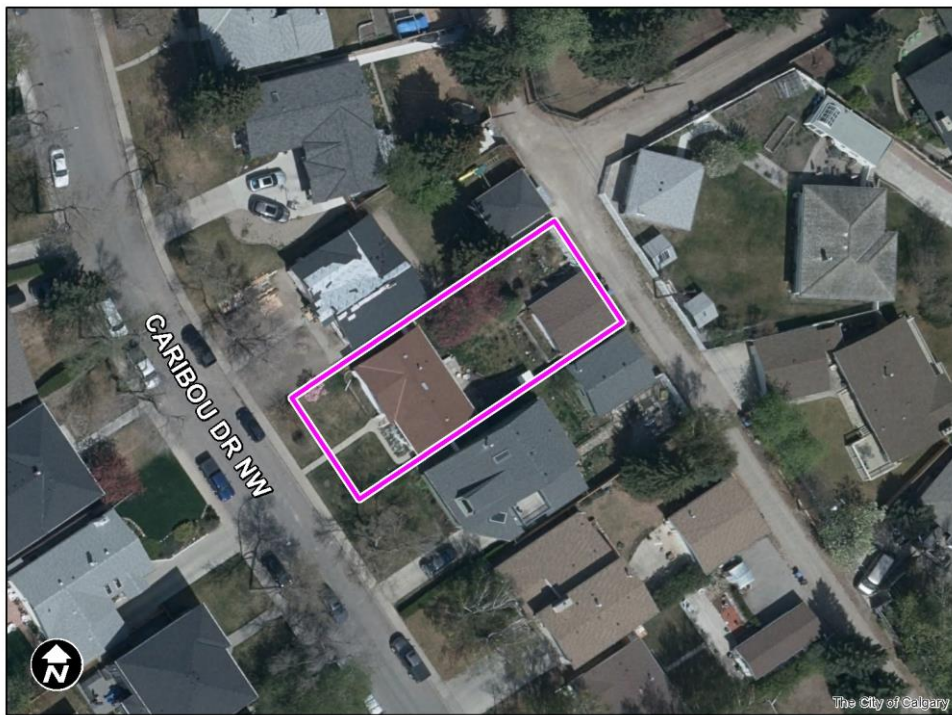
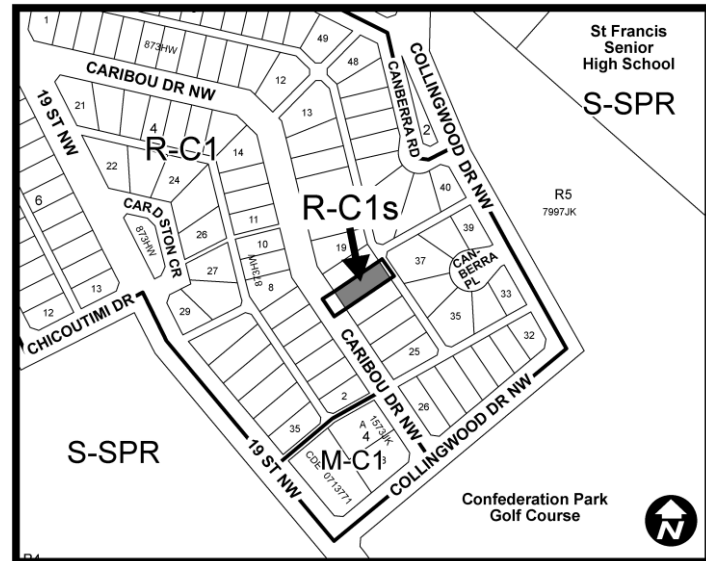
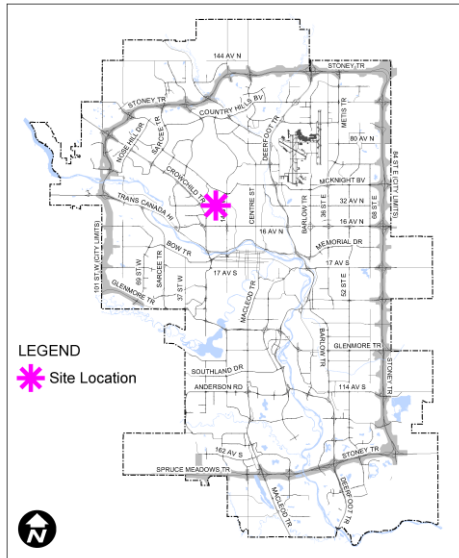
ATTACHMENT

1. Proposed Bylaw 309D2017
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 ± (0.15 acres ±) located at 3328 Caribou Drive NW (Plan 873HW, Block 3, Lot 21) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Danny Wong

Landowner:

Danny Wong
Nha Wong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Collingwood, the site is approximately 15 metres by 40 metres in size and is developed with a one storey single detached dwelling, a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Charleswood/Collingwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Charleswood/Collingwood	
Peak Population Year	1969
Peak Population	9,822
2016 Current Population	5,874
Difference in Population (Number)	-3,948
Difference in Population (Percent)	-40%

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).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Caribou Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metres walking distance of the site on 19 Street NW. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

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

The Triwood Community Association has no objection to the proposed redesignation on the condition it is owner occupied, meets minimum parking standards, and is a suite within the envelope of the main residential building (refer to APPENDIX II).

Citizen Comments

Administration received six (6) letters of opposition to the application.

Reasons stated for opposition are summarized as follows:

- potential increase in parking pressure,
- potential condition of rental properties,
- there is multi-residential development in the neighbourhood already,
- this application could set a precedence for further rezoning, and
- increase in traffic that could occur.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My wife and I have been looking for a home in the Tri-Wood area for more than a year. Collingwood has been at the top of our list because of the proximity to amenities and most importantly, the Foothills Hospital. My wife has Lupus and she recently lost both her legs due to the illness. We purchased 3328 Caribou Drive NW in March 2017 with the intention of building an accessible home for my wife and I.

We are making the application to redesignate the land use of the property from R-C1 to R-C1s for the following reasons:

- Our plan is to build an accessible home for my wife and I. We would like to develop a legal registered basement suite for our parents. Their critical care-giving support is an important component in her daily life.
- As it is a huge change for our parents, we want to provide whatever possible to allow them the autonomy that they currently enjoy while providing a safe and compliant living environment.
- Our goal is to attain an approved Development Permit and be able to start excavation before this winter arrives.

We believe that the redesignation should be approved for the following reasons:

- The approval of this application will allow us to develop a home that will meet the intent of the Land Use Bylaw 1 P2007. It will conform with the relevant policies of the Municipal Development Plan (MDP), and is complementary to the established land use pattern of the area, which allows for a more efficient use of the land.
- With so many illegal and unsafe secondary suites in Collingwood and other communities in the City of Calgary, redesignating the land use of this property and others will allow for secondary suites to meet Building Safety Code requirements.
- We will be building a new home on the property, so this will allow us to plan for ample off-street parking.
- Many other properties in the neighbourhood have successfully been redesignated from R-C1 to R-C1s.
- With our family members living in the basement suite, we want to ensure that they are in safe environment.

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APPENDIX II

LETTERS SUBMITTED

Re: LOC2017-0153. 3328 Caribou Drive NW

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 RC-1 to RC-1s with the following caveats:

- The owner of the property will be a resident of the subject property.
- The parking requirements for RC-1s be followed without resorting to accessing parking over the sidewalk.
- The creation of a legal suite be done within the envelop of the 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 would meet the all criteria that would 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.

The applicant would be encouraged to meet with the TPC in the early stages of designing the house and suite to identify any issues with contextual development.

Gordon Alger
Triwood Planning Committee
July 2017

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 simplify 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.

