

**LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017**

MAP 32SSE

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 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 331D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 771 McKenzie Lake Bay SE (Plan 9212457, Block 14, Lot 27) 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 331D2017.

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

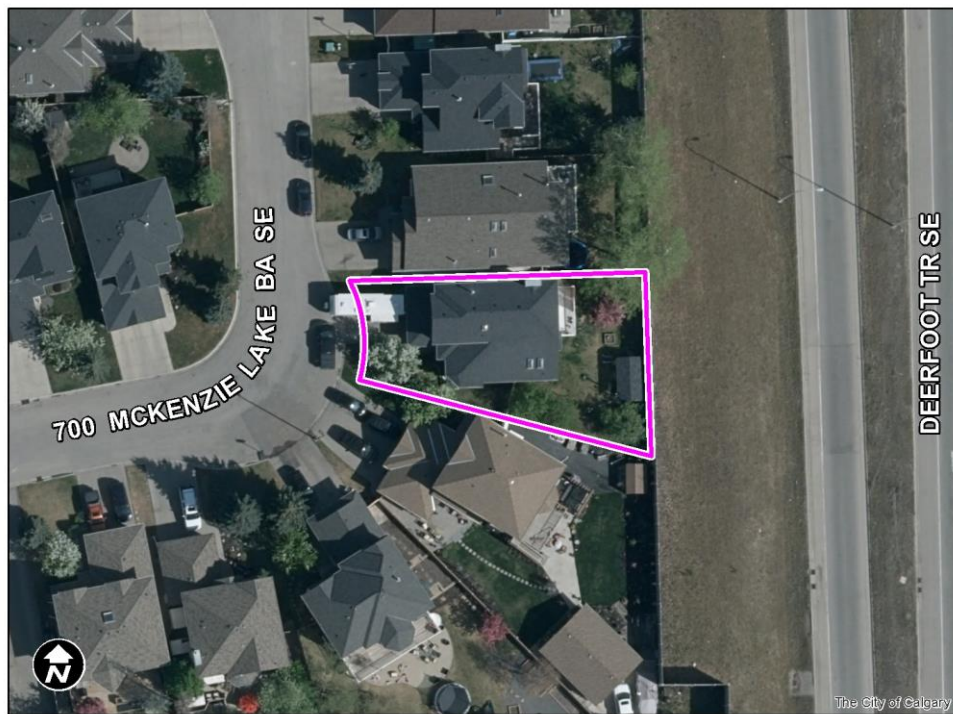
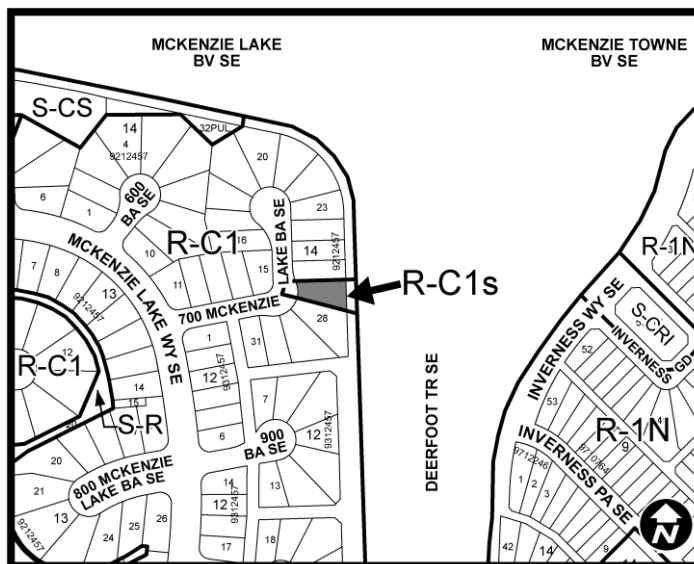
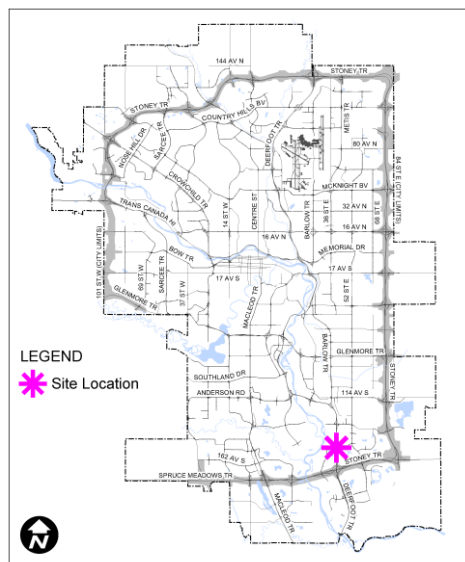
ATTACHMENT

1. Proposed Bylaw 331D2017

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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 771 McKenzie Lake Bay SE (Plan 9212457, Block 14, Lot 27) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 1

Opposed: S. Keating

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Applicant:

Lindsay Luhnuau, Calgary Aging in
Place

Landowner:

Gordon Albert Burditt
Diana M Kendall

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of McKenzie Lake the site is approximately 17 metres by 38 metres in size and is developed with a two-storey single detached dwelling an attached two-car garage that is accessed from McKenzie Lake Bay SE. Surrounding development consists of low-density residential development. McKenzie Lake Boulevard SE and green space (S-CS) exist to the north, and Deerfoot Trail SE exists to the east of the site.

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

McKenzie Lake	
Peak Population Year	2002
Peak Population	15,047
2016 Current Population	13,709
Difference in Population (Number)	-1,338
Difference in Population (Percent)	-9%

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).

McKenzie Lake Area Structure Plan (1992)

The site is within the Residential and Related Uses area of the McKenzie Lake Area Structure Plan (ASP) as identified on Map 2 Land Use and Transportation. The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. Secondary or backyard suites did not exist as a use within the Land Use Bylaw when the ASP was written, however the Residential Land Use policies of the ASP encourages a mix of housing types while acknowledging that single family housing is likely to be the predominate housing type (subsection 3.2.1 b). The proposed redesignation to R-C1s meets the intent of this policy.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from McKenzie Lake Bay SE. The area is served by Calgary Transit bus service with a bus stop location within approximately 210 metres walking distance of the site on McKenzie Lake Way SE. On-street parking adjacent to the site is unregulated 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.

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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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the McKenzie Lake Community Association (APPENDIX II).

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



01/91 Appl. Sub.
PO Box 78014, 363 Heritage Dr. SE
Calgary, AB T2H 2Y1
Phone: 403-774-7247
Email: info@calgaryaginginplace.ca
www.calgaryaginginplace.ca

June 16, 2017

City of Calgary
Planning, Development & Assessment (#8108)
800 Macleod Tr. SE
Calgary Alberta
T2P 2M5

Land Use Re-designation (Secondary Suite) for 771 McKenzie Lake Bay SE

To Whom It May Concern,

Please accept this letter as an expression of interest to proceed with land use re-designation at 771 McKenzie Lake Bay SE. The application is on behalf of Gordon Burditt and Diana Kendall who currently own and reside at the residence.

Gordon Burditt and Diana Kendall, seniors and owners of a principle residence at 771 McKenzie Lake Bay SE, are in process of renovating a previously unfinished basement to address an "aging in place" project. Current plans are to make the home more suitable for living by reducing environmental stresses associated with aging. Long term plans are to maximize the ability to stay in place longer while reducing the potential financial impact of premature assisted living, enjoying independence, self reliance and a higher quality of life as seniors. To this end, they are interested in the possibility of a live-in caretaker, if ever required, by having the proper zoning to build a legal secondary. Rezoning will allow for a secondary suite to increase the scope of their "aging in place" project by allowing for separate living quarters for a non-family member caretaker.

The Calgary Aging in Place Co-operative is a not-for-profit co-operative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so. Thank you for considering our application and please contact the Calgary Aging in Place Co-operative with any questions at 403.774.7274 extension 2 or by email at lindsay@calgaryaginginplace.ca.

Sincerely,

Lindsay Lunnau
President
Calgary Aging in Place Cooperative

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APPENDIX II

LETTERS SUBMITTED


REQUEST FOR COMMENT ON APPLICATION LOC2017-0191
July 17, 2017
A new LU / OP / Closure (LOC) application has been proposed at the below noted address(es), and we are sending this information for comments.
If you have questions or concerns related to this application, please contact the file manager directly at any point in the review process.
LU / OP / Closure (LOC) Application Details
File Number: LOC2017-0191
File Manager: KATE VAN FRAASSEN Phone: (403) 268-5947 eMail: Kate.vanFraassen@calgary.ca
Address: 771 MCKENZIE LAKE BA SE 9212457;14;27
Community: MCKENZIE LAKE Ward: 12
Application Description: Land Use Amendment Proposed Use: R-C1s
Existing Use: R-C1
Thank you for taking the time to respond. Your input is greatly appreciated
Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.
Please return your response to: Circulation Control Planning and Development P.O. Box 2100 Station M IMC 8201 eMail: cpag.circ@calgary.ca
This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.
Please check the corresponding box below and forward any comments to the above sender.
<input checked="" type="checkbox"/> No Objection <input type="checkbox"/> Comments Attached
Name: <u>Tim Lindsay</u> Date: <u>07/17/17</u>
Organization: <u>Mckenzie Lake Community Assn.</u> Comments Are Due By: August 04, 2017

K. van Fraassen

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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.

