

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0342  
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**Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW,  
LOC2018-0020, Bylaw 160D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 39 MacEwan Meadow Crescent NW (Plan 8111911, Block 11, Lot 33) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 8 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 160D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 39 MacEwan Meadow Crescent NW (Plan 8111911, Block 11, Lot 33) 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 160D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

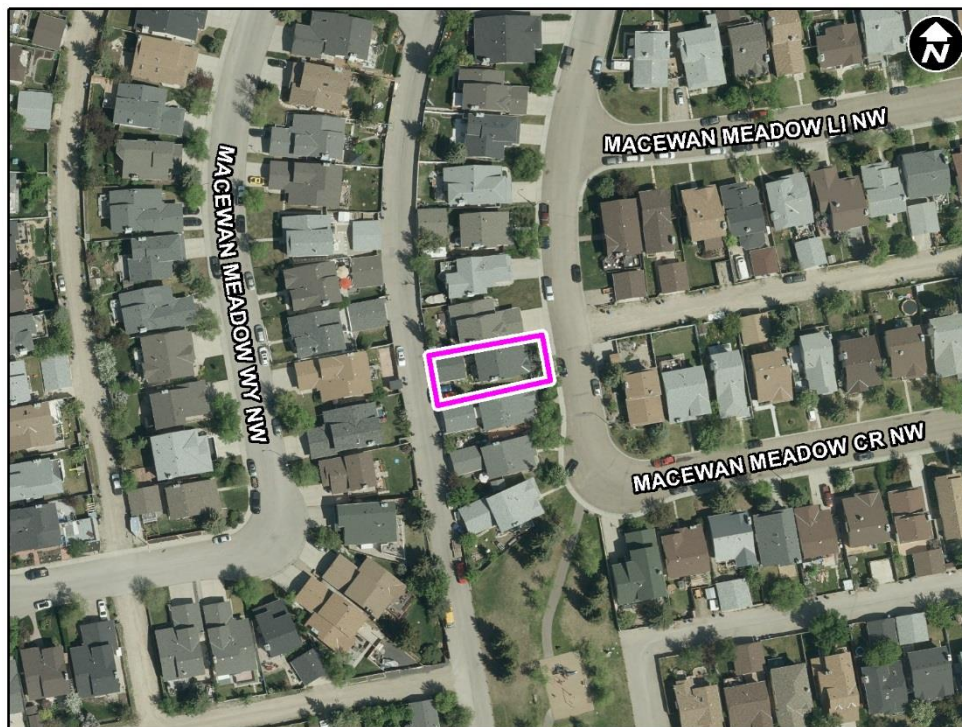
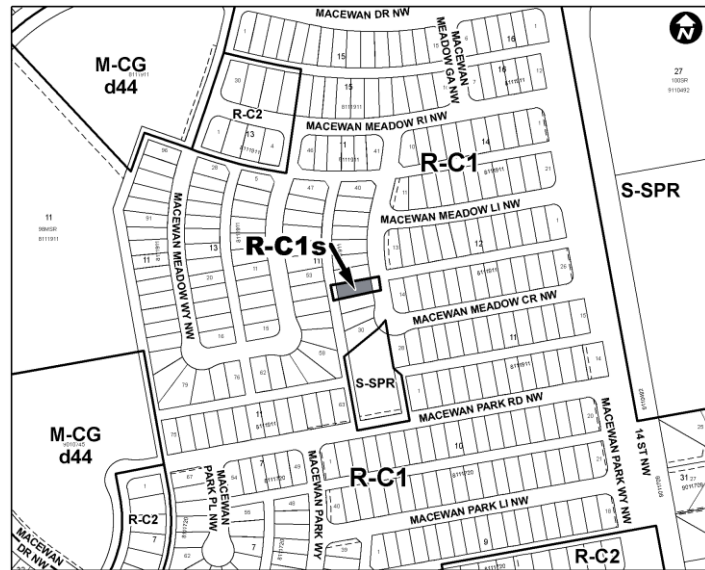
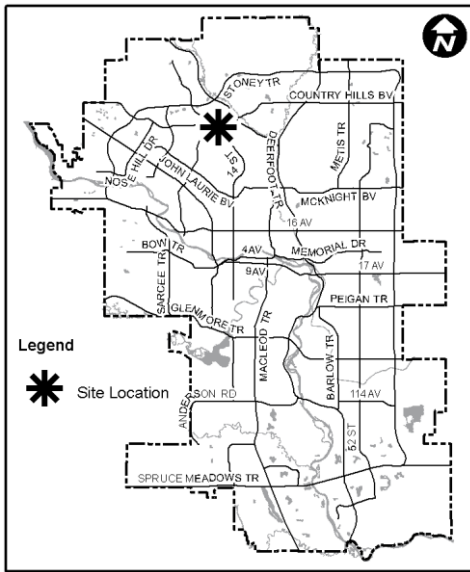
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

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**Location Maps**



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**Site Context**

The subject site is located in the northwest community of MacEwan Glen. Surrounding development consists of low-density residential to the north, east, south and west of the site. A small park is located to the south and MacEwan Glen Park is located to the west. Simons Valley School and Monsignor Neville Anderson School are located to the east. The site is approximately 12 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a two-car detached garage accessing the rear lane.

As identified in *Figure 1*, MacEwan Glen has experienced a population decline from its peak in 1999.

*Figure 1: Community Peak Population*

<b>MacEwan Glen</b>	
Peak Population Year	1999
Peak Population	5,701
2017 Current Population	4,930
Difference in Population (Number)	-771
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [MacEwan Glen](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow 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.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from 39 MacEwan Meadow Crescent NW and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 350 metres walking distance on MacEwan Drive NW. Another bus stop is located approximately 450 metres walking distance on 14 Street NW. On-street parking adjacent to the site is unregulated.

***Utilities and 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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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised at [www.calgary.ca/development](http://www.calgary.ca/development).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised on-line and in the Calgary Herald for two weeks.

***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

***Community Association Comments***

Administration did not receive a response from the MacEwan/Sandstone Community Association in response to this application.

***Citizen Comments***

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- On-street parking will become a major problem with the increase in secondary suites in this area; and
- Desire to live in an R-1 only community (with no secondary suites).

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The site is located within the 'Residential - Developed - Established' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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***Local Area Plan***

There is no local area plan for MacEwan Glen.

**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed R-C1s District 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(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 160D2018