

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

ISC: UNRESTRICTED
CPC2018-0480
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**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,
LOC2018-0019, Bylaw 178D2018**

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'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 251 Queen Tamara Way SE (Plan 7410107, Block 16, Lot 13) 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: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 178D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 251 Queen Tamara Way SE (Plan 7410107, Block 16, Lot 13) 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 178D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

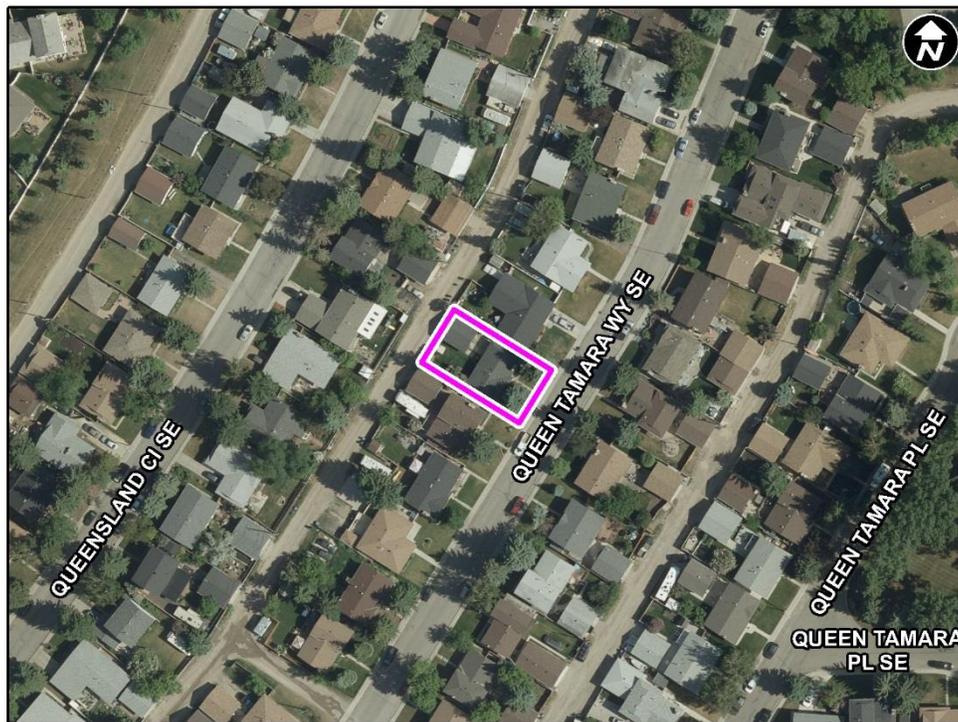
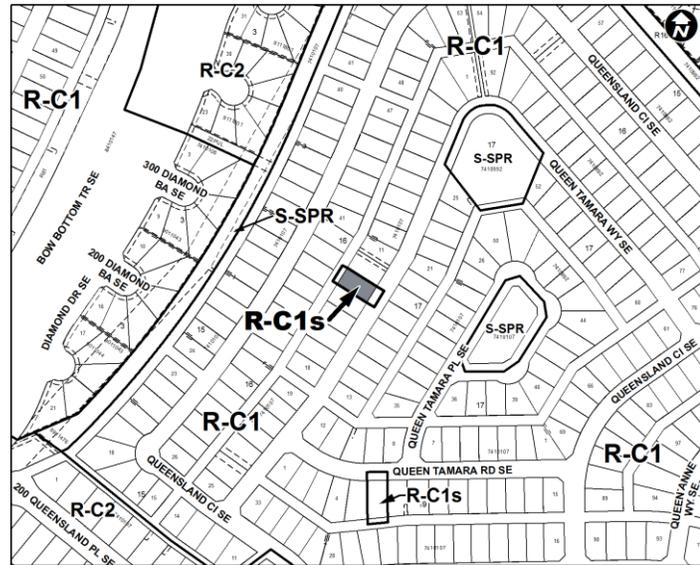
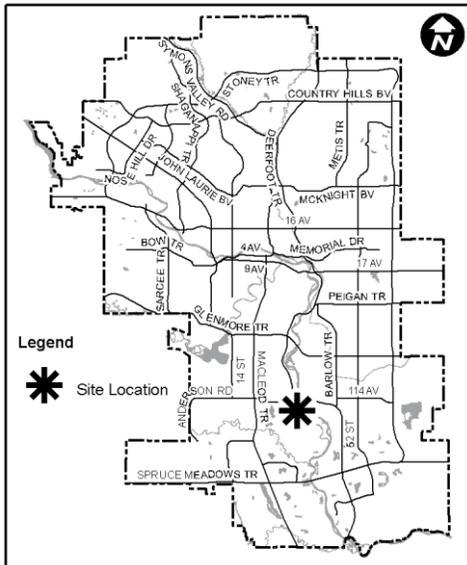
On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout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

BACKGROUND

This application was submitted as the result of a complaint for an illegal secondary suite.

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Location Maps



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Site Context

The subject site is located in the southeast community of Queensland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 16 metres by 30 metres in size and is developed with a one-storey, single-detached dwelling and a detached garage that can be accessed from the rear lane.

As identified in *Figure 1*, Queensland has experienced a population decline from its peak in 2015.

Figure 1: Community Peak Population

Queensland	
Peak Population Year	1982
Peak Population	6,053
2017 Current Population	4,787
Difference in Population (Number)	-1,266
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Queensland](#) 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 via Queensland Drive SE from the south, Queensland Circle SE from the southwest, and Queen Tamara Way SE directly adjacent to the property. The subject parcel is approximately 350 metres north of the eastbound transit stop (route 44) on Queensland Drive SE, 350 metres north of westbound transit stop (routes 29, 715) on Queensland Place SE, 400 metres north of eastbound transit stop (routes 29, 715) on Queensland Place SE and 4.9 kilometres from the Anderson LRT station. Parking is unrestricted on Queen Tamara Way SE.

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. Notification letters were sent to adjacent land owners and the application has been advertised online.

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.

The Queensland Community Association had no objections to the proposal. Administration did receive one letter objecting to the application. Comments on the objection are summarized below:

- Increased traffic, noise and street parking problems;
- Zoning should not be changed without agreement of 100 percent of affected land owners;
- There is no guarantee that future tenants will use the proposed parking, and they may park on the street;
- Property value;
- City's rental market vacancy rate is high and more rentals are not required; and
- Precedent.

Administration considered relevant planning issues specific to the proposed redesignation. Most of the stated reasons for opposition reflect concern over a Backyard Suite and would be addressed at the development permit stage.

Engagement

No public meetings were held by the applicant or Administration.

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.

The site is not subject to a statutory local area plan.

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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.

REASONS FOR RECOMMENDATIONS:

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

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 178D2018
4. Public Submission