

LAND USE AMENDMENT  
CITADEL (WARD 2)  
CITADEL WAY NW AND CITADEL ACRES CLOSE NW  
BYLAW 131D2018

MAP 22NW

**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)**

2018 February 22

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 131D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 252 Citadel Way NW (Plan 9913292, Block 2, Lot 43) 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 131D2018.

**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.

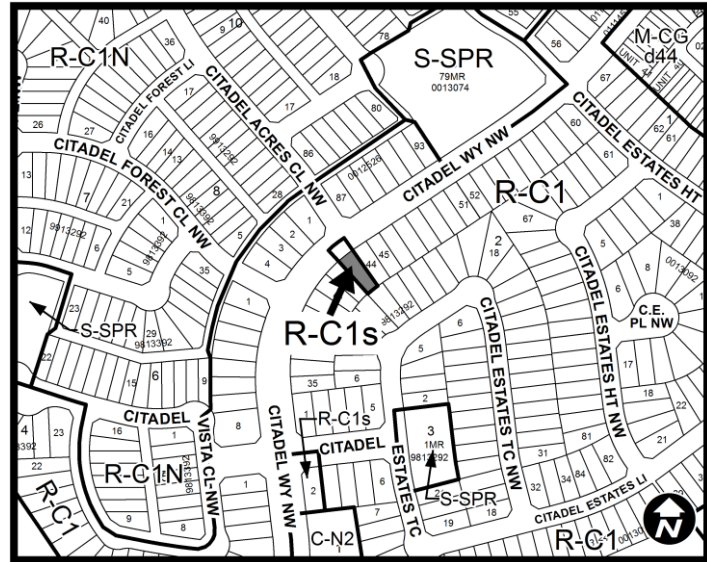
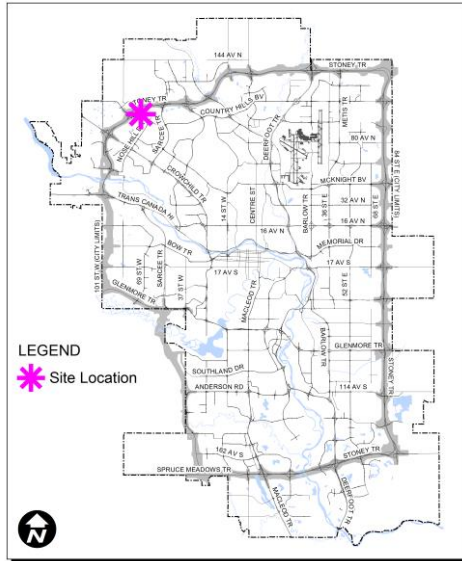
**ATTACHMENT**

1. Proposed Bylaw 131D2018
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 252 Citadel Way NW (Plan 9913292, Block 2, Lot 43) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Scott**

**Carried: 6 – 0**

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**Applicant:**

Khirad Zaidi

**Landowner:**

Khirad Zaidi  
Kashif Shavez

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Citadel, the site is approximately 11.6 metres by 33.0 metres in size and is developed with a single storey single detached dwelling with an attached double car garage that is accessed from Citadel Way NW. Single detached dwellings exist in all directions from the subject site.

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

<b>Citadel</b>	
Peak Population Year	2015
Peak Population	10,517
2017 Current Population	10,293
Difference in Population (Number)	-224
Difference in Population (Percent)	-2%

**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 and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules. As per the table below, the subject site does not meet the minimum parcel width requirements for the applicable land use district. Therefore, a development permit is required for the development of a Secondary Suite or a Backyard Suite. Administration is in support of the land use amendment application and the associated minor variance as there is sufficient parking and amenity space located on the subject lands for the proposed use.

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Bylaw Requirement		Provided	Variance (±)	
390 Parcel Width	12.0 m	11.6 m	-0.4 m	-3%

## 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).

### Crowchild Phase 4 Area Structure Plan (1983)

The subject lands are located within the Crowchild Phase 4 Area Structure Plan. Although the Crowchild Phase 4 Area Structure Plan does not specifically address the subject site, the proposal is in keeping with the residential land use policies of the ASP which encourage a wide variety of housing types.

## TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Citadel Way NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 29 metres of the site on Citadel Way NW. 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 response of 'No Objection' from the Citadel Community Association.

**Citizen Comments**

Administration received one (1) letter in opposition to the application. Reasons stated for opposition are related to increased noise from the subject site.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



**Land Use Redesignation Applicant's Submission**

**Secondary Suites**

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

We would like to make legal secondary suite to provide safe accommodation to our parents. Secondary suite will provide extra space and help us to live together as a family. Our parents will get assistance they may need from family. This will allow them privacy and independence. As a result, they will be able to live independently in the community. Legalization of secondary suites can promote community economic development. for example, it can provide quality of life for all individuals it can also provide safe environment and safe place to live.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

Neighbors and community association support legal basement suites for family / parents to live together and for care of the elderly provided the suite meets the requirements as laid out by the City of Calgary (i.e. Heating, electrical, water, fire protection, parking etc.)

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

We have double attached garage and 2 parking available on drive way

- 4) Are there any potential negative impacts of this development that you are aware of?

No

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected

J. Quigley

**APPENDIX II**

**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.

