

City Clerk's Received:
2018 April 09

Secondary Suite at 252 Citadel Way

By Kristoffer Moen for Calgary City Council | April 9, 2018

Introduction

Thank you for the opportunity to comment on the land use amendment application to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s).

I support the redesignation at 252 Citadel Way NW. However, there are a few matters for the attention of Council to consider.

Planning Evaluation

The subject property has the required 2 stall driveway that enables parking for both primary and secondary dwelling units. Further there is lot frontage of 13.6m that provides for additional on street parking for guests of either unit.

Secondary Suite Process Reform with Development Permit Relaxation

The Planning Evaluation report prepared by administration noted the following on page 4 of 8:

.....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.

The planning department calculates lot width from the mid point of the property, resulting in an official lot width of 11.6 metres (See diagram 1). When calculated from the front of the lot, the lot width is 13.6 metres.

At the March 12, 2018 Regular Public Hearing of Calgary City Council, Secondary Suite Process Reform was successful. This resulted in another process for legalizing secondary suites with a few new items as follows:

- Calgary Planning Commission (CPC) and City Council approval for the land use redesignation are no longer required.
- Following a successful review of the application by the Development Authority, the applicant can apply for a Development Permit.
- The cost of land use amendment for Secondary Suites is approximately \$5,000 inclusive of Administration time and out-of-pocket costs for advertising and holding the hearings (CPC and public hearing).

During the week of April 2-6, I contacted the File Manager and Planner for this application and confirmed the following:

- The subject property will have to apply for a Development Permit for a secondary suite due to the afore mentioned lot width relaxation.
- The Development Authority will apply the **Policy to Guide Discretion for Secondary Suites** when evaluating the subject property for relaxation.
- The Development Authority's decision at the DP stage can be appealed to the Subdivision Development and Appeal Board (SDAB).

Diagram 2 below depicts the mix path the subject property will follow, assuming a successful land use redesignation is obtained on April 16th.

Concerns

My concern are as follows:

- The city is out of pocket an additional \$5,000 as per previous Council direction on September 16, 2013; Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites.
- The Planning Department may not be explaining the pros and cons of the Secondary Suite Process Reform in sufficient detail as to advise Applicants of the best process (discretionary or permitted use) to follow.

Conclusion

I urge council to consider the following:

1. **APPROVE** this application to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s).
2. Complete a **MOTION ARISING** requesting that Administration review all 120-150 Secondary Suites in process as at March 12, 2018 to determine the quantity of applications that will require a relaxation at the Development Permit stage. Further direct Administration to encourage the applicants to utilize the new process as its more effective (immediate attention) and more efficient (City does not spend \$5,000) than the current process the applicant is working under.

Respectfully submitted,

Kris Moen

Kristoffer Moen
96 Citadel Estates Terrace NW

Diagram 1 – Subject Property Lot Width



Diagram 2 - Secondary Suite Process Map

