

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

ISC: UNRESTRICTED
CPC2018-0392
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**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,
LOC2018-0043, Bylaw 164D2018**

EXECUTIVE SUMMARY

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of Backyard Suite (e.g. 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 0.06 hectares \pm (0.14 acres \pm) located at 937 McKenzie Lake Bay SE (Plan 9212457, Block 12, 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: 8 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 164D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 937 McKenzie Lake Bay SE (Plan 9212457, Block 12, 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 164D2018.

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.

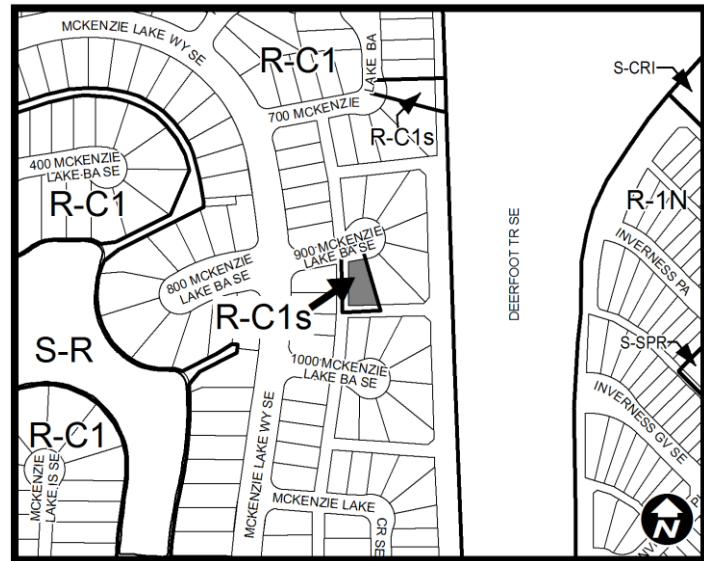
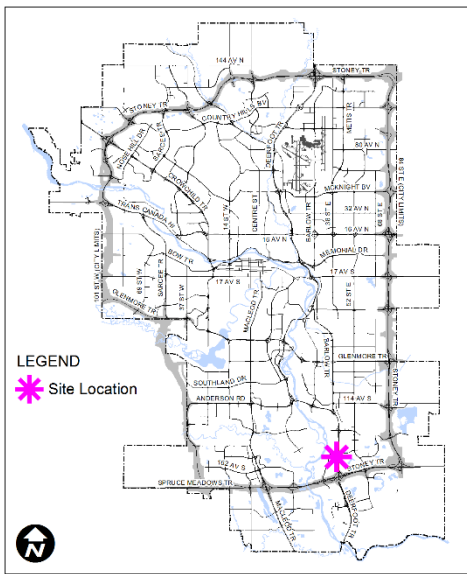
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

BACKGROUND

To Administration's knowledge there is not an existing suite located on the parcel and the application was not 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 southeast community of McKenzie Lake. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 17.5 metres by 33 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage.

As identified in *Figure 1*, McKenzie Lake has experienced a population decline from its peak in 2002.

Figure 1: Community Peak Population

McKenzie Lake	
Peak Population Year	2002
Peak Population	15,047
2017 Current Population	13,616
Difference in Population (Number)	-1,431
Difference in Population (Percent)	-10%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

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 McKenzie Bay SE, the side lane, and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 50 metres walking distance on McKenzie Lake Way SE. 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. 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.

Engagement and Public Meetings

No public meetings were held by the applicant or Administration.

Citizen and Community Association Comments

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

Administration did not receive any letters from the public concerning this application.

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.

McKenzie Lake Area Structure Plan (Statutory, 1994)

The site is located within the Residential and Related Uses area as identified on Map 2 in the McKenzie Lake Area Structure Plan (MLASP)

Although the MLASP makes no specific reference to the subject site, the land use proposal is in keeping with policy 3.2.1(b), which states, "Although single family housing is likely to predominate, a mix of housing types should be encouraged. Suitable sites for multi-family shall be chosen with regard to the Multiple Residential Development Location Guidelines (Table 3.3.3) in the Calgary General Municipal Plan." A mix of housing types is encouraged by the

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MLASP.

The Calgary General Municipal Plan has been repealed and replaced by the Municipal Development Plan, 2009.

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, 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 is consistent to relevant policies of the McKenzie Area Structure Plan and 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 164D2018