

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0632
Page 1 of 8

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

EXECUTIVE SUMMARY

This land use amendment application was submitted by Sara Karimiavval on 2018 January 10 on behalf of the landowner Zdzislaw Butkiewicz. This application proposes to change the designation of this property to allow for a Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite) under a different land use district and regulations than the existing DC Direct Control District.

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a secondary suite on narrow or small parcels.

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 \pm (0.10 acres \pm) located at 25 Elgin Meadows Green SE (Plan 0812876, Block 60, Lot 7) from DC Direct Control District **to** Residential – Narrow Parcel One Dwelling (R-1N) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 216D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 25 Elgin Meadows Green SE (Plan 0812876, Block 60, Lot 7) from DC Direct Control District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 216D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The community of McKenzie Towne is subject to the policies of the *Revised East McKenzie Area Structure Plan* (ASP) which provides direction on the development of McKenzie Towne, New Brighton, and Copperfield.

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0632
Page 2 of 8**

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green
SE, LOC2018-0005, Bylaw 216D2018**

A development permit (DP2017- 4481) application for a Studio Suite was submitted on 2017 October 02. The development permit proposes a Backyard Suite that does not meet the regulations for a Studio Suite within the existing DC Direct Control District, but does meet the regulations for Backyard Suites within the Residential – Narrow Parcel One Dwelling (R-1N) District. A previous development permit for a Studio Suite was refused in 2015.

Administration’s review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

Site Context

The subject site is located in the southeast community of McKenzie Towne. Surrounding development consists of low-density residential to the north, east, south and west of the site, including two existing Backyard Suites south of the site across the rear lane. A Municipal School Reserve site (S-SPR) is located east of the parcel across Elgin Meadows Way SE. The site is approximately 10 metres by 34 metres in size and is developed with a two-storey single detached dwelling that is accessed from the rear lane.

As identified in *Figure 1*, McKenzie Towne has had a stable population from its peak in 2016.

Figure 1: Community Peak Population

McKenzie Towne	
Peak Population Year	2016
Peak Population	18,124
2017 Current Population	18,106
Difference in Population (Number)	-18
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels, under the Land Use Bylaw 1P2007 rules.

Land Use

The existing DC Direct Control District is a residential designation for single detached, semi-detached and duplex homes with the additional use of Studio Suite. Specific development guidelines are included for Studio Suites. While the DC district allows for semi-detached and duplex homes, the lot width of the parcels within the district do not meet the minimum width requirement of 15 metres for these uses.

The original land use amendment application proposed a redesignation to the Residential – One Dwelling (R-1s) District. The parcels surrounding the subject site are designated Residential – Narrow Parcel One Dwelling (R-1N) District. Thus, through the application review process it was recommended to the applicant to amend the application to the R-1N district to better reflect the surrounding context.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels. The rules for suites are contained within the General Rules for Low Density Residential Land Use Districts of Land Use Bylaw 1P2007.

A chart summarizing the differences between the rules for Studio Suites and Backyard Suites in the existing DC Direct Control District and the proposed Residential – Narrow Parcel One Dwelling (R-1N) District is below.

LUB Requirements	Existing DC	Proposed R-1N
min. parcel width	11 m	9 m
min. parcel depth	33 m	22 m
min. parcel area	363 m ²	233 m ²
min. rear yard	1.5 m	1.5 m
min. side yard	1.2 m	1.2 m
max. building height	9 m	7.5 m
max. floor area	70 m ²	75 m ²
min separation from principle dwelling	5 m	3 m
min. outdoor amenity space	25 m ² *	7.5 m ² **

*no dimension less than 5 m

**no dimension less than 1.5 m

The applicant has provided a building massing diagram comparing the allowable built form for a Studio Suite and Backyard Suite within the existing DC and proposed R-1N districts respectively (Attachment 2). The diagram demonstrates that while more building mass is allowable between the Backyard Suite and the principle dwelling in the R-1N district, this is balanced by the lower allowable height. Overall, the potential increase in impact from building mass on neighbouring parcels from a Backyard Suite under the proposed R-1N district compared to the existing DC district is minimal.

Implementation

The landowner is interested in developing a Backyard Suite on the site. Administration's review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Elgin Meadows Green SE and the rear lane. On-street parking adjacent to the site is unregulated. The area is served by Calgary Transit bus service with stops located approximately 250 metres walking distance on McKenzie Towne Drive SE.

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green
SE, LOC2018-0005, Bylaw 216D2018**

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.

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 was 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 McKenzie Town Community Association was circulated, and provided no formal comments in response to the proposal. Administration followed-up with the association on 2018 February 27 to confirm that the circulation was received. It was confirmed that the circulation was received and that the association has no comments.

Administration received two letters in opposition to the application. Reasons stated for opposition are summarized below:

- potential impact on property value;
- potential parking conflicts in the rear lane;
- potential encroachments into the rear lane from additional waste and recycling bins; and
- concerns with past renters of the existing property and that the issues may increase with the addition of a Backyard Suite.

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.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

Municipal Development Plan (Statutory – 2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Revised East McKenzie Area Structure Plan (Statutory – 2001)

The site is located within the “Residential” area as identified on the Land Use Concept Map (Map 3) of the *East McKenzie Area Structure Plan* (ASP). The ASP makes no specific reference to this site, but this proposal is consistent with the Residential Area policies (subsection 5.1.2.1 and 5.1.2.2) which call for a predominant land use of low and medium density residential development and a diversity of housing forms.

Social, Environmental, Economic (External)

This proposal has the potential to improve the 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 budget 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 risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed R-1N District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *East McKenzie Area Structure Plan* and the *Municipal Development Plan* and will allow for development that can meet the intent of *Land Use Bylaw 1P2007*.

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0632
Page 8 of 8

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green
SE, LOC2018-0005, Bylaw 216D2018**

ATTACHMENT(S)

1. Applicant's Submission
2. Building Massing Diagram
3. Proposed Bylaw 216D2018
4. **Public Submission**