

**LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW
BYLAW 71D2018**

MAP 24W

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 January 11

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 71D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.14 acres ±) located at 47 Wellington Place SW (Plan 7986GW, Block 8, Lot 42) 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 71D2018.

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.

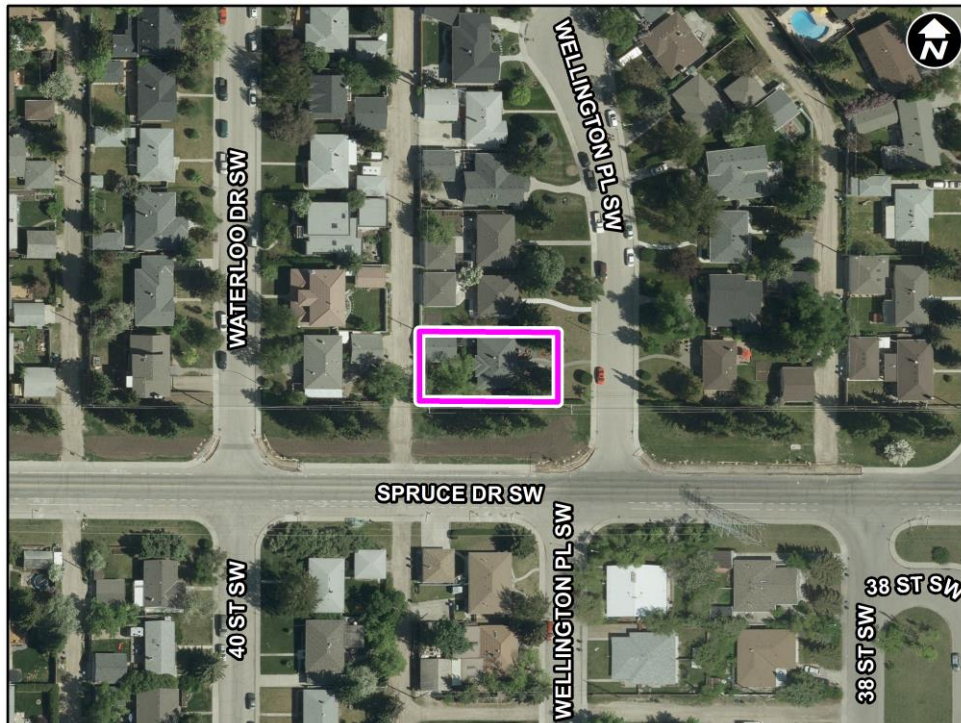
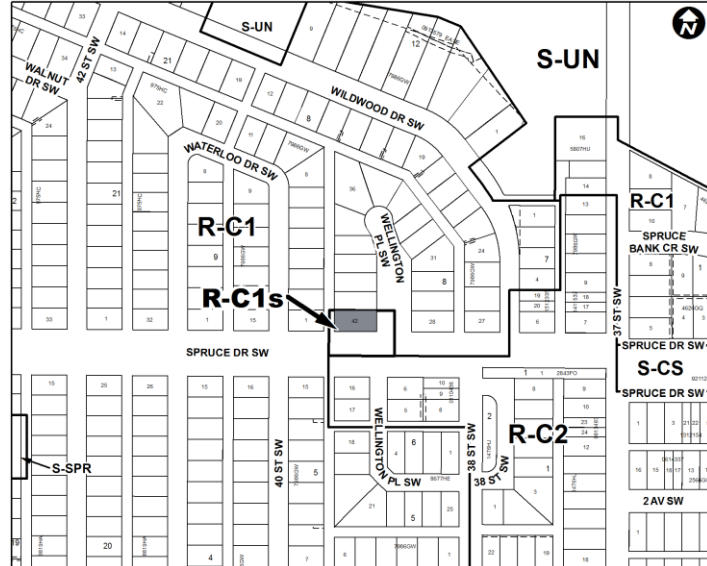
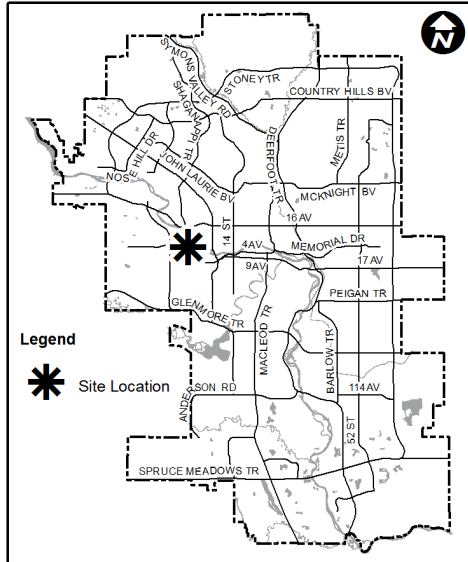
ATTACHMENT

1. Bylaw 71D2018
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.14 acres ±) located at 47 Wellington Place SW (Plan 7986GW, Block 8, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 8 – 0

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Applicant:

Andrea Marie Kennedy

Landowner:

Andrea Marie Kennedy

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Wildwood, the site is approximately 18.0 metres by 36.0 metres in size and is developed with a one-storey single detached dwelling, and a two-car garage that is accessed from the rear lane. Low-density residential exists to the north, east, south, and west of the subject site.

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

Wildwood	
Peak Population Year	1968
Peak Population	4,294
2017 Current Population	2,629
Difference in Population (Number)	-1,665
Difference in Population (Percent)	-39%

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 process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Wellington Place SW. and the rear lane. The area is served by Calgary Transit primary transit network and bus service transit with a bus stop located at the front of the parcel and within approximately 1.73 kilometres walking distance of the site to a nearest primary transit network the Westbrook LRT station. 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.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Wildwood Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- The proposed R-C1s District would allow for a backyard suite, which would not be in keeping with the character of the community.
- The Land Use District is tied to the parcel instead of the owner.

Administration reviewed the comments made by the community association and considers the proposed redesignation is appropriate. The proposal conforms to relevant policies of the Municipal Development Plan. Although the proposed R-C1s district allows for a Backyard Suite, a Backyard Suite is a discretionary use in the district and a development permit is required. Compatibility and impact of the potential Backyard Suite with respect to adjacent development and the neighborhood will be reviewed at the development permit stage.

The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building. The proposed land use district will not change unless the owner of the parcel applies for a redesignation.

Citizen Comments

No comments were received by the CPC report submission date.

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
(R2017-07)

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?

My son is 23 years old, has autism, and does not qualify for government housing support for independent community living. As his caregiver in my home, a secondary suite will allow him to have a supported independence within our family home. This will also allow him to remain in the Wildwood neighborhood where he grew up.

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

My neighbours are supportive of this application. Most have known my son through his whole life. They recognize how this secondary suite will support his quality of life. They are willing to be the kind neighbours who will look out for him. We are grateful.

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

Our parking needs will not change. Currently, the same number of drivers live in our home. We have a double garage, and ample street parking out front.

- 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.

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APPENDIX II

LETTERS SUBMITTED

Wildwood Community Association
P.O. Box 34161 RPO Westbrook Postal Outlet
Calgary, AB T3C 3W2

November 10, 2017

Circulation Controller
Planning and Development IMC 8201
P.O Box 2100 Station M
Calgary, AB T2P 2M5

Attention: Calvin Chan

Re: Land Use application LOC2017-0302 47 Wellington Place SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing R-C1 context and respects people in our community.

We have reviewed the above application and we would like to submit our comments. We have been in contact with the owners to get a sense of their immediate plans, although those are not at issue in terms of this application. We have also attempted to communicate with directly affected neighbours. We have asked that they also submit their comments to you for review while making your decisions. The Community Association would like to make it clear that we are opposed to this rezoning. Some of our reasoning is listed below:

The current issue with this and all other land use re-designations from R-C1 to R-C1s is it would enable all types of suites. The range of suite types granted by this single application includes in-home above or below grade suites, ground level backyard suites or above-the-garage suites. That range extends well beyond the scale and character of Wildwood. This is a highly visible property from the main collector street, Spruce Drive, where an above-the-garage suite would be highly out of context with other built forms in the neighbourhood.

It is unmanageable to have a process for change that doesn't specifically define and limit the type of suite that is being enabled. Applicants should be assisted/directed to engage neighbours in the process of re-designation and be able to be specific about the type of development proposed. Agreement from a minimum number of directly affected neighbours should be a requirement for re-designation.

The other failing of the current process is that the Land Use change is granted with no connection to the owner of the property. While we appreciate any property is rentable there is an increased likelihood of regular maintenance when the owner is also a resident. With no connection to the owner of the property, an R-C1s designation will mean something different to each successive owner.

This open-ended process leaves neighbours and the Community Association no choice but to object based on the current and future development potential enabled by a re-designation. The Association respectfully requests that this application be denied or deferred until the Land Use Bylaw can be amended to link R-C1s re-designation requests to a specific type of suite.

Thank you.



Robyn Birdsell
Wildwood Development Committee

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APPENDIX III

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 simply 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.

