

**LAND USE AMENDMENT  
SILVER SPRINGS (WARD 1)  
NE CORNER OF SILVER SPRINGS RD NW AND SILVER RIDGE  
WAY NW  
BYLAW 91D2018**

**MAP 10NW**

**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 one-storey 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 25

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 91D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 7716 Silver Springs Road NW (Plan 7610683, Block 96, Lot 19) 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 91D2018.

**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.

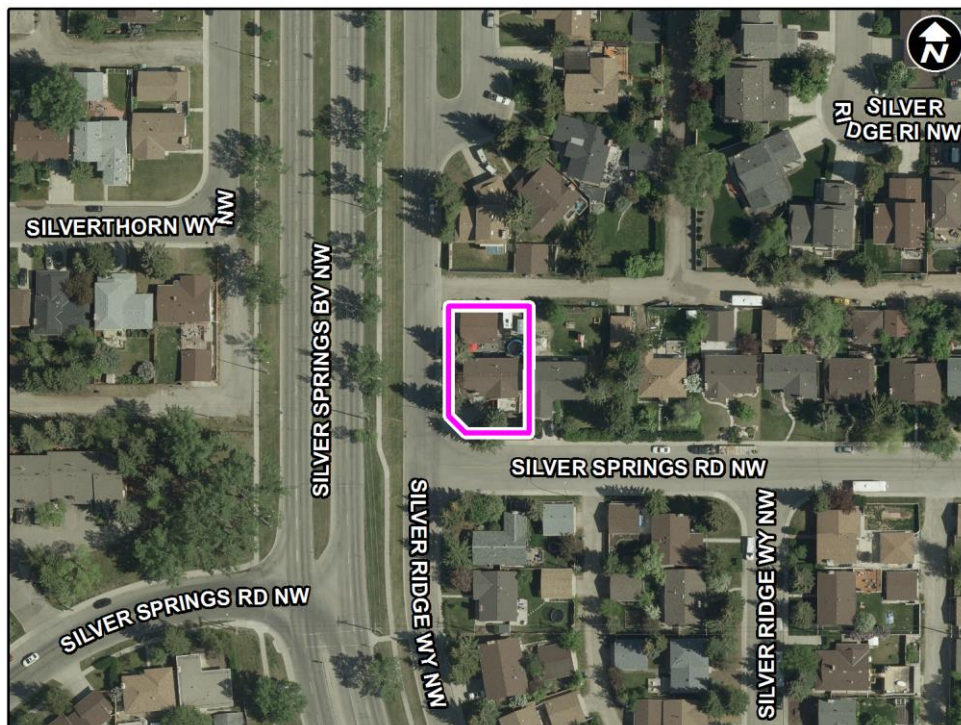
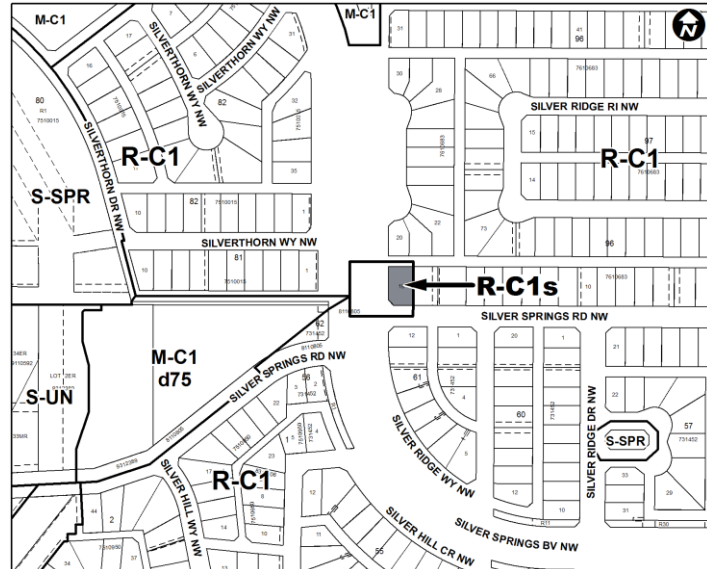
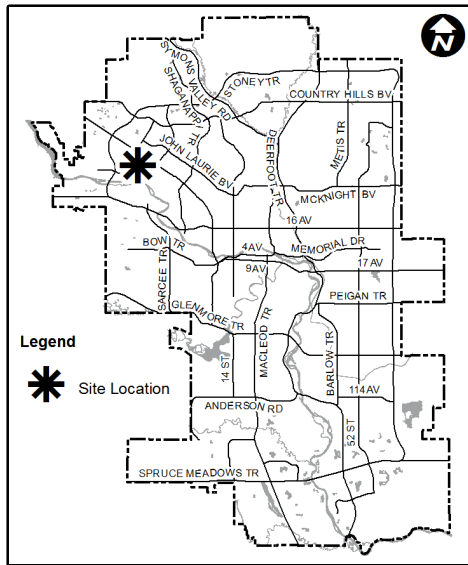
**ATTACHMENT**

1. Proposed Bylaw 91D2018
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  $\pm$  (0.17 acres  $\pm$ ) located at 7716 Silver Springs Road NW (Plan 7610683, Block 96, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**  
Absent: J. Gondek

**Carried: 7 – 0**

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**Applicant:**

Angel Ann Marsh

**Landowner:**

Angel Ann Marsh  
Christopher John Marsh

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Silver Springs, the site is approximately 17 metres by 33 metres in size and is developed with a one-storey single detached dwelling. On-site parking consists of the following:

- a detached two-car garage that is accessed from Silver Ridge Way NW;
- an attached one-car garage that is accessed from Silver Ridge Way NW; and,
- and a two-car parking pad that is accessed from the rear lane.

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

<b>Silver Springs</b>	
Peak Population Year	2017
Peak Population	6,907
2017 Current Population	6,907
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**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).

There is no local area plan for the community of Silver Springs.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Silver Springs Road NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 100 metre walking distance of the site on Silver Springs Blvd NW. On-street parking adjacent to the site is unregulated.

## **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,

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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 did not receive a response from the Silver Springs Community Association.

**Citizen Comments**

One letter of support was received from an adjacent neighbour as well as one letter against the proposed redesignation.

The stated reason for opposition are the creation of parking issues in the area.

**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?

We would like my parents to move in. I have an autoimmune disease and my mom and dad would be a great help to me with my kids. My father also has had heart issues and it is time for them to downsize and retire. This will help Calgary by decreasing Calgary's footprint and my property taxes will increase so Calgary will benefit that way. The community benefits by getting two vibrant individuals who can help take care of the neighborhood kids and who love to volunteer and be engaged.

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

I only have a neighbor beside me and behind me. The new neighbors behind me have not moved in yet. The house was just sold so I have not had that opportunity. I am on a corner with no neighbors to the west. I have spoken to the neighbors on the east and they are in support of the suite.

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

We have 6 parking spaces on the lot. The two in the front drive will be designated for the secondary suite.

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

None.

**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

### 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 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.

