

**LAND USE AMENDMENT
SILVERADO (WARD 14)
NORTH OF SILVERADO BOULEVARD SW & WEST OF
SILVERADO RIDGE LINK SW
BYLAW 280D2017**

MAP 21SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential - One Dwelling (R-1) District to a Residential - One Dwelling (R-1s) 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)

2017 June 29

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 280D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 91 Silverado Ridge Crescent SW (Plan 0715756, Block 49, Lot 32) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 280D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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 the SouthWest Community 'A' and Employment Centre Mixed Use Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

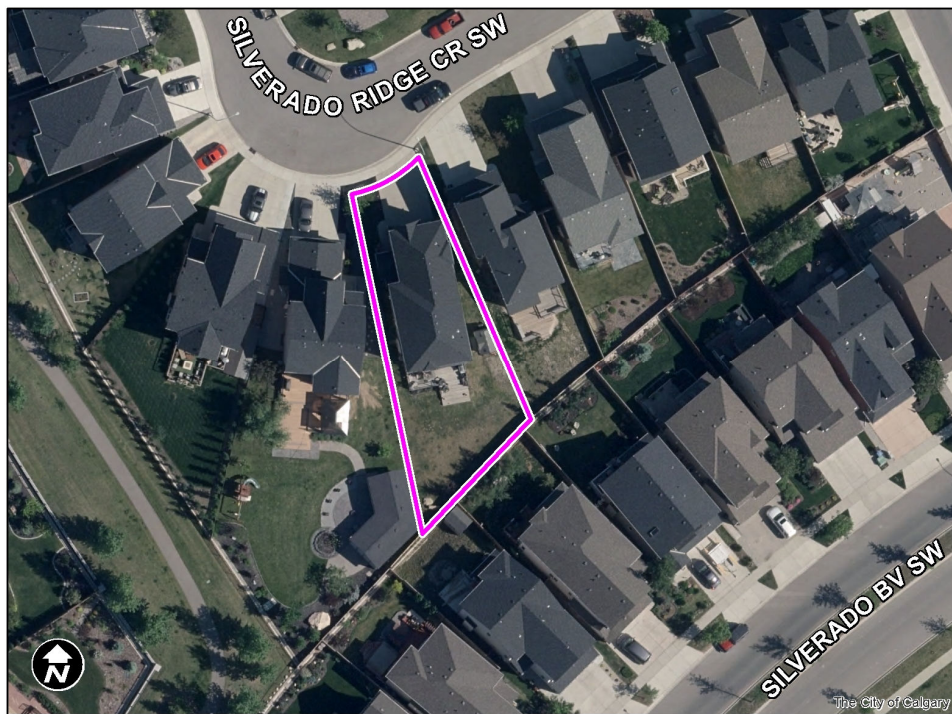
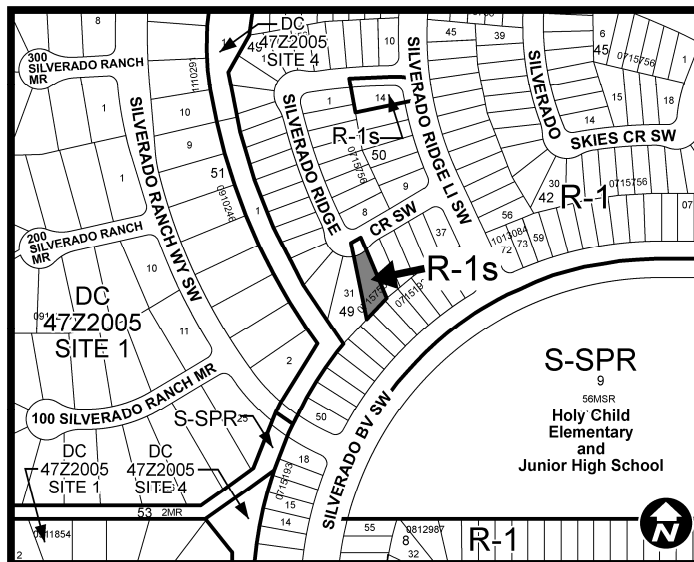
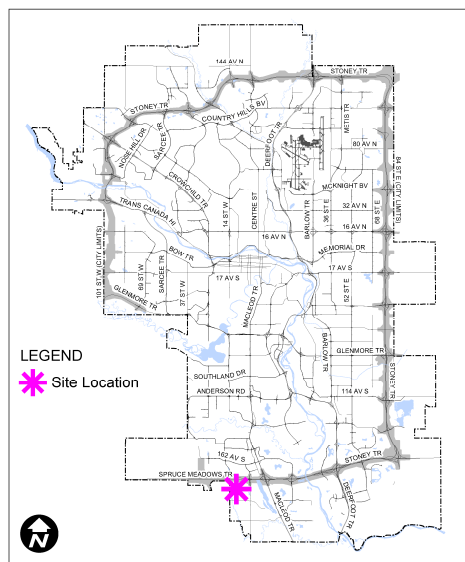
ATTACHMENT

1. Proposed Bylaw 280D2017

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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 0.06 hectares \pm (0.14 acres \pm) located at 91 Silverado Ridge Crescent SW (Plan 0715756, Block 49, Lot 32) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen

Carried: 6 – 2

Opposed: M. Foht and D. Leighton

Reasons for Opposition from Mr. Foht:

- I did not support the application for the following reasons:
 - The lot does not have the benefit of a rear lane which if in place would give options for parking for tenants or additional residents of the property.
 - The site frontage is narrow further creating a potential parking problem.

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Applicant:

Ling Wang

Landowner:

Ling Wang
Yongjun Wang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting within the community of Silverado, the site is approximately 10 metres by 38 metres in size and is developed with a two-storey single detached dwelling and two-car garage that is accessed from Silverado Ridge Crescent SW. R-1 parcels exist to the north, east, south, and west of the site. There is a nearby, existing R-1s parcel located at 39 Silverado Ridge Link SW.

According to data from The City of Calgary 2016 Census, the following table identifies Silverado's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Silverado	
Peak Population Year	2015
Peak Population	6,827
2016 Current Population	6,763
Difference in Population (Number)	-64
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s 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).

MD of Foothills City of Calgary Inter-Municipal Development Plan (1998)

The site is located within the “Agricultural / Future Urban Development Policy Areas” area as identified on the Policy Areas map (Map 1) in the MD of Foothills City of Calgary Inter-Municipal Development Plan (IDP). This land use proposal is consistent with the IDP policies including Urban Residential Development Policies (subsection 2.2.4) and was referred to the MD of Foothills as required by the Circulation and Referral Processes (subsection 3.1.2.)

Municipal Development Plan (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).

SouthWest Community ‘A’ and Employment Centre Mixed Use Area Structure Plan (2004)

The site is located within the “Residential Area” land use, as identified on Land Use Concept Map (Map 2) in the SouthWest Community ‘A’ and Employment Centre Mixed Use Area Structure Plan (ASP). This area provides for a range of low density residential development. This land use proposal is consistent with the ASP policies including the Residential Area policies (subsection 5.1.2).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Silverado Ridge Crescent SW and there is no 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 Silverado Ridge Link SW. On-street parking adjacent to the site is unregulated.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter from the Silverado Community Association stating no objections to the application.

Citizen Comments

Administration received 1 letter of no objection to the application. Reasons stated for no objection are summarized as follows:

- Resident expressed desire to have City “assure” him that a future tenant will not use on-street parking for long periods and instead will use the on-site parking.

The Land Use Bylaw requires one parking stall per semi-detached dwelling plus one parking stall per Secondary Suite or Backyard Suite.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I live in the 91 Silverado Ridge Cres SW Calgary AB T2X 0J8. My parents want to live with us, but existing space and room not enough to use. I would like to add a new secondary suite in the future.

I am the registered owner of the above property. I apply land use redesignation from R-1 to R-1s.

Please review my application and discuss this permission.

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APPENDIX II
LETTER SUBMITTED

Schlodder, Tom

From: Alex Sazanovitch [development@silveradoca.ca]
Sent: Tuesday, June 13, 2017 10:01 AM
To: Schlodder, Tom
Subject: [EXTERNAL] LOC2017-0143 - 91 Silverado Ridge Cr SW
Attachments: LOC2017-0143 - 91 Silverado Ridge CR SW - Suite.PDF

Hi Tom,

Please see the application form attached for the file LOC2017-0143 - 91 Silverado Ridge Cr SW.

Silverado Community Association and SCA Development Committee do not have any objections to the proposed land use amendment.

Alex Sazanovitch

Director of the Development Committee
for Silverado Community Association



Email: development@silveradoca.ca
Cell: [REDACTED]

T. Schlodder

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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.

