

**LAND USE AMENDMENT
WOODLANDS (WARD 13)
117 AVENUE SW AND WOODPARK BOULEVARD SW
BYLAW 235D2017**

MAP 8S

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)

2017 June 01

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 235D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2003 – 117 Avenue SW (Plan 7610383, Block 6, Lot 36) 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 235D2017.

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.

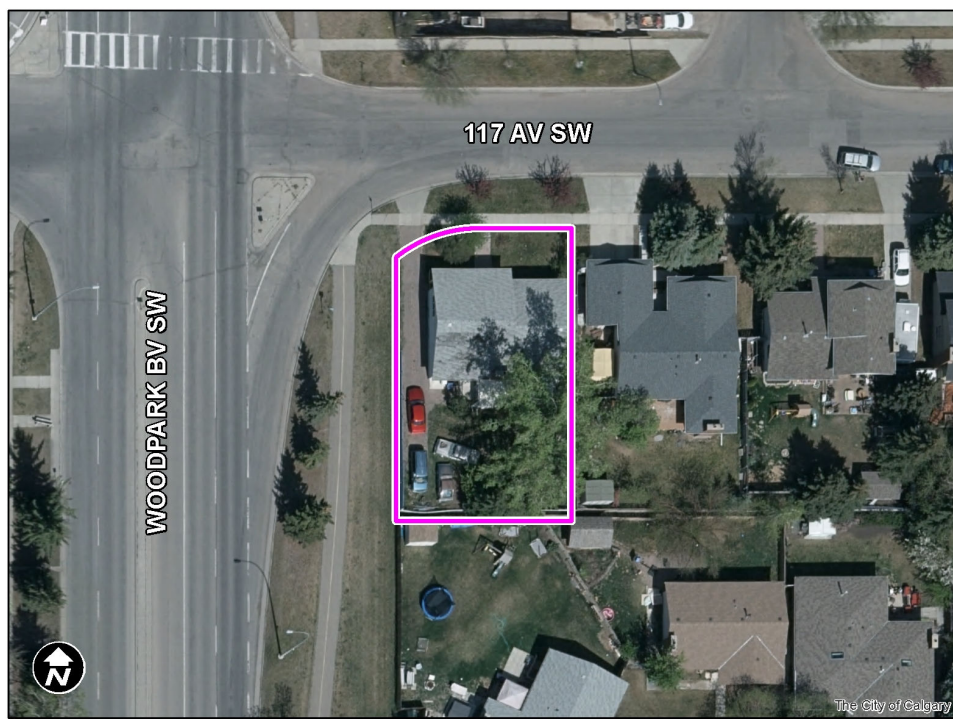
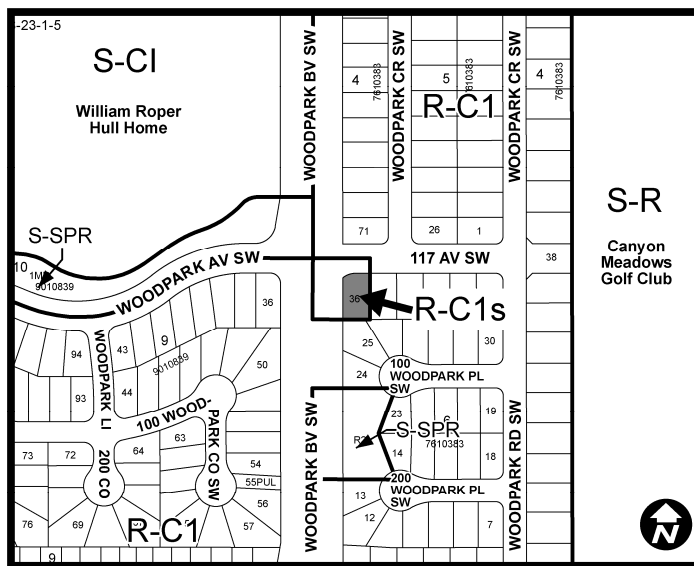
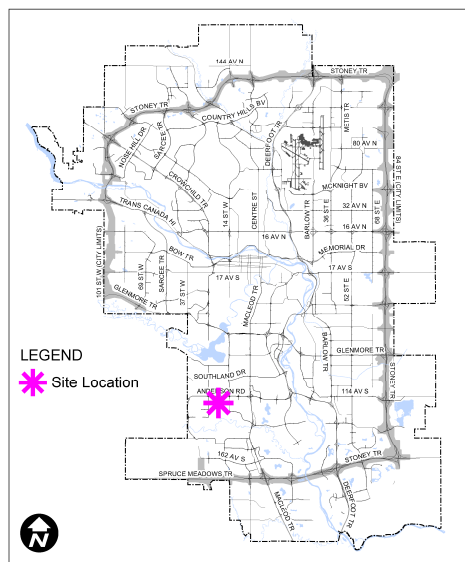
ATTACHMENT

1. Proposed Bylaw 235D2017
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 ± (0.17 acres ±) located at 2003 – 117 Avenue SW (Plan 7610383, Block 6, Lot 36) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 4 – 1

Opposed: M. Foht

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Applicant:

Marden Construction Ltd

Landowner:

Marden Construction Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Woodlands, the site is approximately 20 metres by 33 metres in size, is developed with a 1-storey single detached dwelling, and has a parking pad accessible from 117 Avenue SE which runs the length of the property. Single detached dwellings exist to the north, east, and south of the site, while a regional pathway connected to Fish Creek Provincial Park is to the west.

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

Woodlands	
Peak Population Year	1998
Peak Population	7,162
2016 Current Population	6,105
Difference in Population (Number)	-1,057
Difference in Population (Percent)	-15%

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 117 Avenue SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 50 metres walking distance of the site on Woodpark Boulevard SW. 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, 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 did not receive a response from the Woodcreek Community Association.

Citizen Comments

One response was received in opposition. Concerns included the danger of vehicles entering the roadway so close to Woodpark Boulevard SW, additional demand for on-street parking, and safety concerns with respect to elderly pedestrians and cyclists on the adjacent regional pathway.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are making this application for redesignation of 2003 – 117 Ave. SW to R-C1s so that we can add a legal basement suite. This location/dwelling is ideally suited for the following reasons:

- Ideal location in the well established community of Woodlands
- Located approx. 100 m from bus stop – on a direct route to Anderson C-train station which is only 10 minutes away
- Very close to the proposed ring road
- Within walking distance to Woodland Elementary School
- Walking path adjacent to property
- Ample parking on both sides of the street
- Existing large bungalow has an ideal floor plan for an additional suite or for an extended family situation
- Shared back entry, 2 furnaces, upper/lower laundries, basement kitchenette, egress windows & double electrical panels are already in place in this dwelling
- Large lot to be developed with double detached garage with long driveway
- Large area in rear yard for outdoor activities
- Would create an ideal and more affordable home with income potential or for care of elderly parents or family members, under the current economic conditions
- Increased property value increases tax assessment with minimal cost to the City of Calgary
- Having the ability to legalize a suite would increase the safety of the inhabitants because it would bring the whole house up to meet the AB Safety Codes Act
- Helps to increase the population in an established neighbourhood making better use of the existing infrastructure

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 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.

