

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SUSSEX CRESCENT SW AND SPRINGWOOD DRIVE SW
BYLAW 226D2017

MAP 16S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential parcel in Southwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for 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 May 18

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 226D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 11 Sussex Crescent SW (Plan 2984HO, Block 3, Lot 12) 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 226D2017.

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.

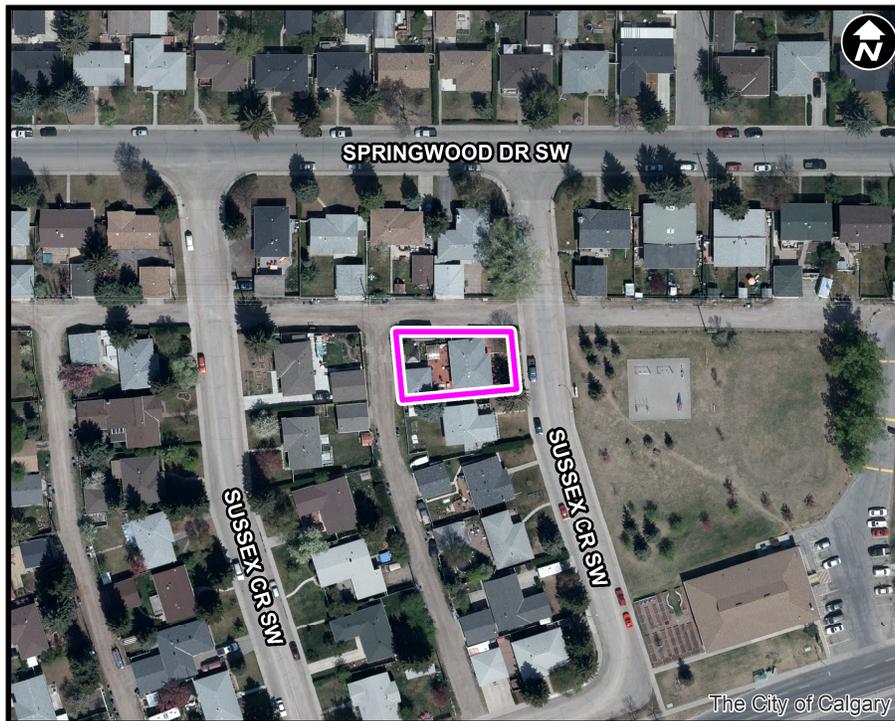
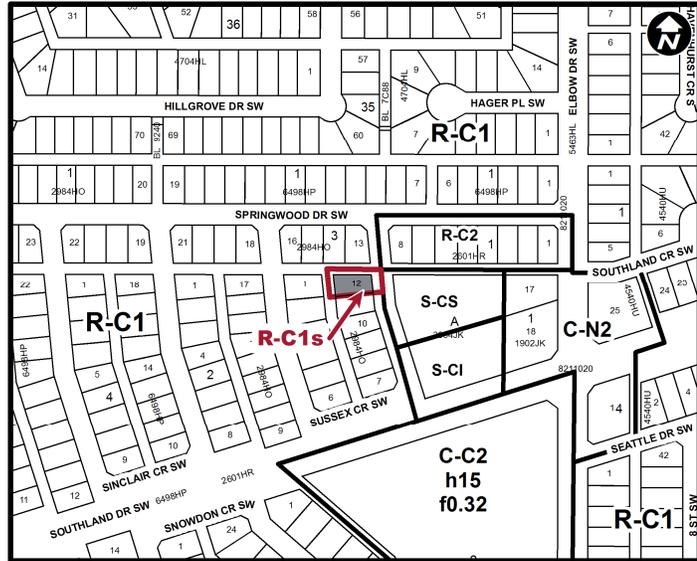
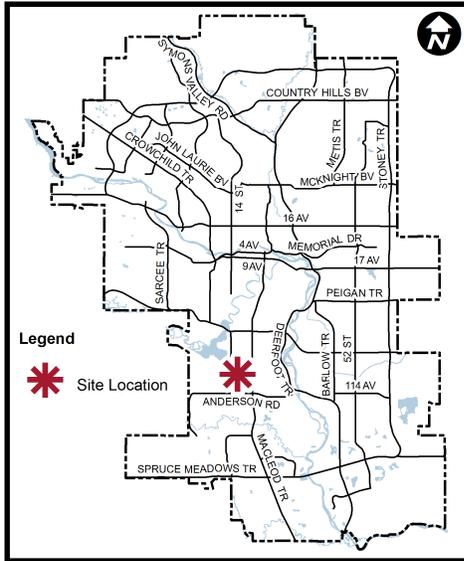
ATTACHMENT

1. Proposed Bylaw 226D2017

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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 0.05 hectares ± (0.12 acres ±) located at 11 Sussex Crescent SW (Plan 2984HO, Block 3, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 9 – 0

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Applicant:

Robert Jonathan

Landowner:

Robert Jonathan
Vivien Jonathan

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 17 metres by 31 metres in size and is developed with a one-storey, single detached dwelling and a detached, two car garage that is accessed from the rear lane. Single detached dwellings exist to the north, west and south of the site and a park/greenspace exists to the east of the site.

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

Southwood	
Peak Population Year	1978
Peak Population	8,101
2016 Current Population	6,282
Difference in Population (Number)	-1,619
Difference in Population (Percent)	-22%

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 already 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 (SSRP)

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 (MDP) (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 Sussex Drive SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on Elbow Drive SW and 200 metre walking distance of the site on Southland Drive SW. The area is served by Calgary light rail transit approximately 900 metre walking distance of the site. 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.

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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

The Southwood Community Association indicated that they have no standing position on Secondary Suites in Southwood. (APPENDIX II).

Citizen Comments

Administration received one (1) letter in support of the application.

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Parking;
- Increase in density;
- Increase in the number of rental properties and their upkeep; and
- Increase in the amount of garbage.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern re: rezoning of property located at 11 Sussex Crescent SW Calgary, Alberta.

We the legal owners of the above mentioned property wish to apply for rezoning of the property from a single family zoning (R-C1) to an (R-C1s) allowing for the development of a secondary basement suite and/or a garage suit on the property. The reason we have decided to apply for this zoning change is to be in line with the wishes and plans of the current city council and their plans. We are close to shopping amenities (Across Southland Drive). We are a short walk to the LRT (Southland Station) +10 minutes.

Sincerely,

Robert Jonathan

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APPENDIX II

LETTERS SUBMITTED

Hello Michele,

This email is in response to the Request for Comment for LOC2017-083 at 11 Sussex Cr SW.

The Southwood Community Association does not take a position on this application.

Best regards,
Becky Poschmann BCD
Director of Development SWCA

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.

