

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTH OF SOUTHLAND DRIVE SW AND EAST OF ELBOW
DRIVE SW
BYLAW 64D2017

MAP 16S

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 a Secondary Suite or a Backyard Suite on the same parcel as a single detached dwelling. The parcel contains an existing single detached dwelling and the application is not as a result of a complaint. There is no existing secondary suite within the dwelling.

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)

2016 December 15

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 64D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 711 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 22) 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 64D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the character of the community. This proposal conforms to applicable municipal policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

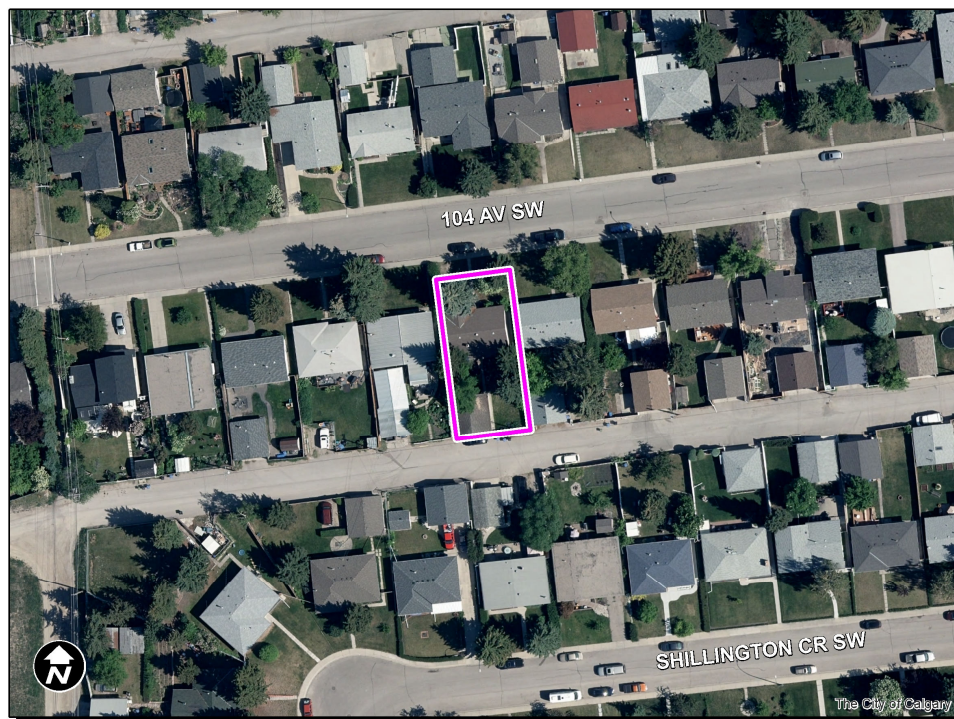
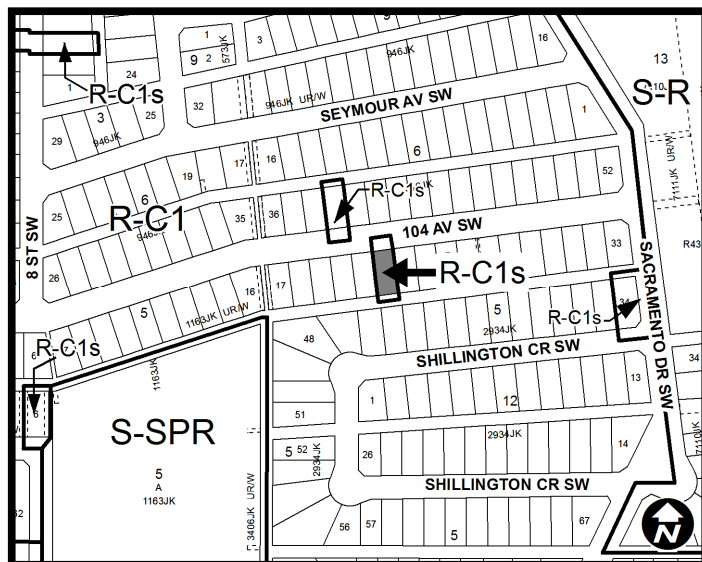
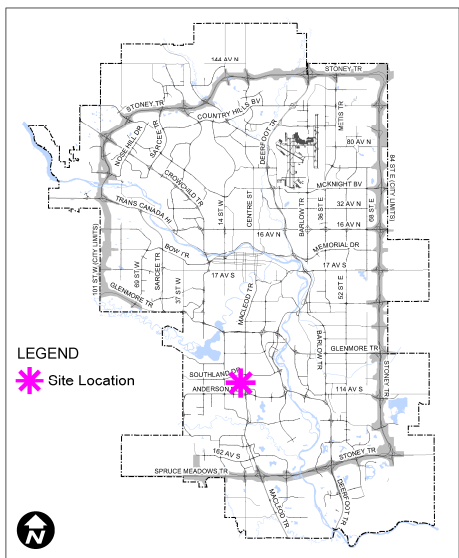
ATTACHMENT

1. Proposed Bylaw 64D2017
2. Public Submissions

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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 \pm (0.13 acres \pm) located at 711 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

Comments from Ms. Juan:

- This was one of 12 applications from the same applicant. All neighbours have had maintenance concerns. Although maintenance concerns are not planning issues, I suggest that council ask the applicant to speak to the maintenance of the properties, the applicant was not present at CPC.

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Applicant:

Sara Karimiavval

Landowner:

Tajshabir Esmail

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 15 metres by 33 metres in size and is developed with a one storey single detached dwelling and a detached single garage accessed from the rear lane. Single detached dwellings exist to the north, south, east and west of the site.

The following table identifies Southwood's current and peak population by year and any difference in population expressed as a percentage.

Southwood	
Peak Population Year	1978
Peak Population	8,101
2016 Current Population	6,282
Difference in Population (Number)	-1,819
Difference in Population (Percent)	-22%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for one additional dwelling unit (in the form of a secondary suite) to be considered via the development permit/building permit process. For a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is no longer required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The site is located within a 'Residential Developed – Established Area' in the MDP (Map 1: Urban structure). Although the MDP makes no specific reference to the site, the land use proposal is in alignment with overarching residential policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 104 Avenue SW with rear lane vehicular access to the detached garage. Unrestricted parking is available on 104 Avenue SW. The area is served by Calgary Transit bus service with bus stop locations within 400 metres walking distance of the site on Elbow Drive SW, serving Route 3. The Southland LRT is located 700 metres away to the east.

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 onsite servicing may also be required depending on the type of secondary suite proposed. This aspect would be determined 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.

PUBLIC ENGAGEMENT

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Community Association Comments

The Southwood Community Association indicated it has no position on this application. See APPENDIX II for the email from the Southwood Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- Current dwelling is used as a rooming house with 4-5 single renters with 4-5 vehicles;
- Inadequate on-street parking;
- parking blocking the lane; and
- Desire to live in a single family residential area; as opposed to multi-residential or secondary suite area.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am registered owners of the property in : 711, 104 Avenue, SW

I would like to apply to change the land use designation of my property to have a legal
Secondary Suite.

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APPENDIX II

LETTERS SUBMITTED

From: Becky Poschmann [REDACTED]
To: Brar, Sabrina K.
Cc:
Subject: Request for Comments LOC2016-0263
Sent: Wed 11/16/2016 7:50 PM

Hi Sabrina,

I apologize in the delay of getting our response to you in regards to LOC2016-0263. I had been communicating with Christine regarding this applicant in particular as to their submission for the rationale in applying to redesignate. I was told that the applicant will not provide anything further. I appreciate that they want to have legal basement suites in the community and that is all we can ask for.

On behalf of the Southwood Community Association, we do not take a position on this application.

Again, my apologies in the delay of getting this to you.

Regards,
Becky Poschmann
Director of Development, SCA