

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACRAMENTO DRIVE SW AND SHERMAN AVENUE SW  
BYLAW 185D2017**

**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 either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing Single Detached Dwelling 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 April 20

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 185D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 720 Sherman Avenue SW (Plan 573JK, Block 10, Lot 16) 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 185D2017.

**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 established character of the community. This proposal conforms to relevant policies of the Municipal Development Plan policies and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

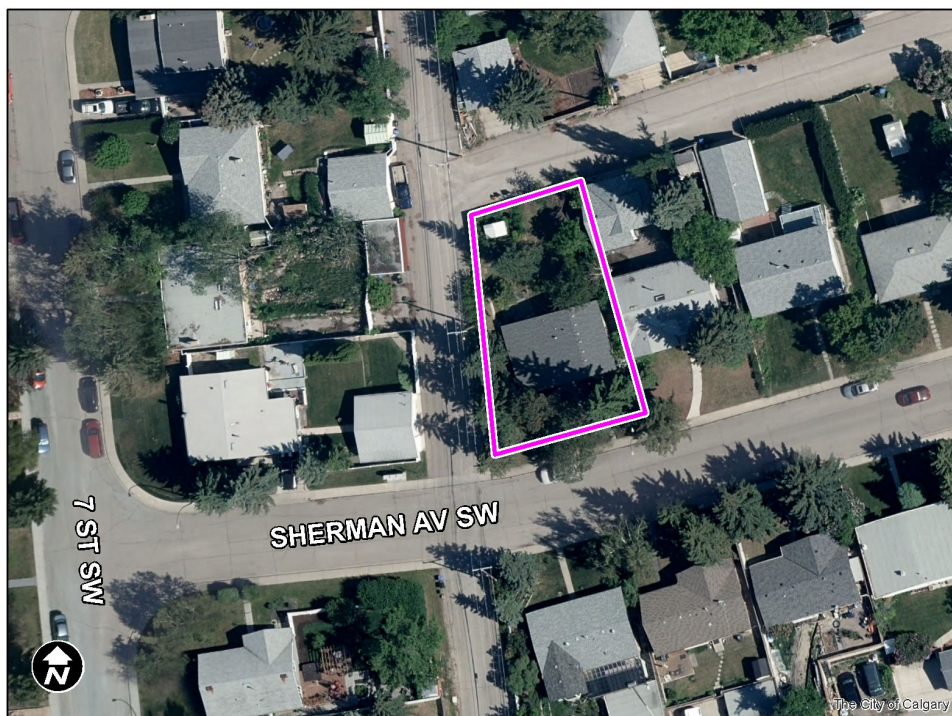
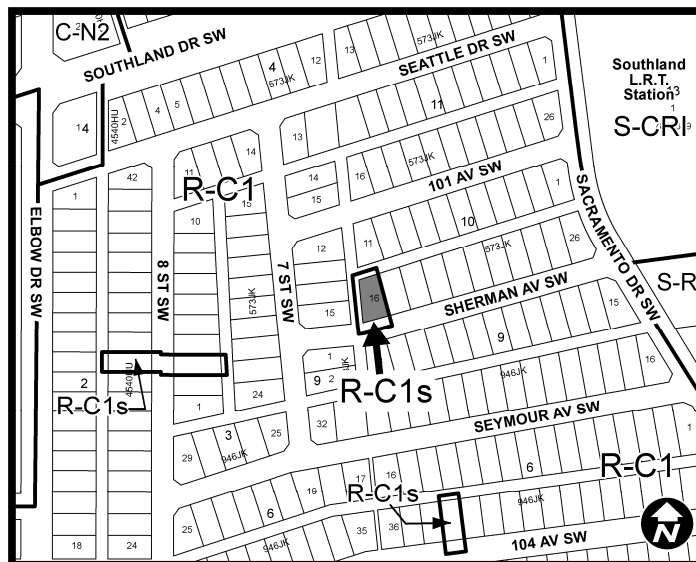
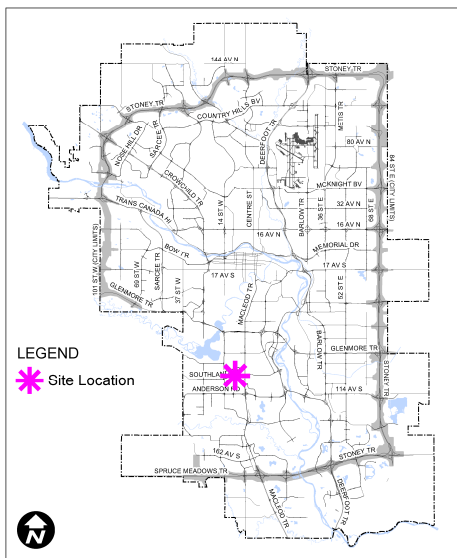
**ATTACHMENTS**

1. Proposed Bylaw 185D2017
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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 720 Sherman Avenue SW (Plan 573JK, Block 10, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 7 – 0**

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**Applicant:**

Kari Joanne Burkinshaw

**Landowner:**

Kari Joanne Burkinshaw

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 18 metres by 32 metres in size and is developed with a one-storey Single Detached Dwelling. No onsite parking currently exists on the parcel but vehicular access from the rear lane is possible. Surrounding development consists of single detached dwellings, with R-C2 development to the north, commercial amenities (C-C2 and C-N2) are located to the west, and the Southland LRT station is located east of the site.

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

<b>Southwood</b>	
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 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 (SSRP)

The site is located within the “City 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) (Adopted by Council 2009)

The site is located within a “Residential Developed – Established Area” 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.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Sherman Avenue SW, with the possibility of additional vehicular access by the adjacent lane at the side and rear of the parcel. The area is served by Calgary Transit bus service with the nearest bus stop located within approximately 500 metres walking distance of the site on Southland Drive SW, and the Southland LRT station is located within approximately 400 metres walking distance of the site. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

**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**

Administration received a response from the Southwood Community Association that they do not take a position on the application.

**Citizen Comments**

Administration received one letter of support from a neighbour and one letter of opposition.

Reasons stated for opposition are summarized as follows:

- potential impacts on property value;
- general lowering quality of neighbourhood (increased traffic, garbage, noise, and vandalism); and
- increased congestion on street and lane.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Thanks you for taking the time to review my application for land use re-designation from R-C1 to R-C1s to allow for a backyard or secondary suite at my property/residence as listed below.

I moved into the community of Southwood in October 2016, and with absence of a garage on this property, I had hoped to build a garage in the large backyard (in the NE corner of lot) with back alley access. All of my neighbours have garages and use the back alley access to enter their garages. My land parcel meets the minimum requirements for lot depth (22m) and width (12m) for a secondary suite within the R-C1s land use district.

For the very same reasons that I moved into this great community are the reasons that I would like build a backyard/secondary suite above the garage that I am planning on building, to be able to provide an opportunity for another individual to gain entry into this community. My location allows them easy access to Southland LRT station, groceries stores, shopping malls, great schools, Glenmore Reservoir and Fish Creek Park.

The location of my proximity of my property to Southland LRT station is a short (less than 3 minutes) walk to the LRT station which would be convenient for any tenant to gain quick and easy access transportation.

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**APPENDIX II**

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.

