

**LAND USE AMENDMENT
SHAWNESSY (WARD 13)
SHANNON AVENUE SW AND SHAWBROOKE ROAD SW
BYLAW 187D2017**

MAP 33SS

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 187D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1314 Shannon Avenue SW (Plan 9112379, Block 40, Lot 71) 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 187D2017.

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 the Revised Midnapore Phase 2 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

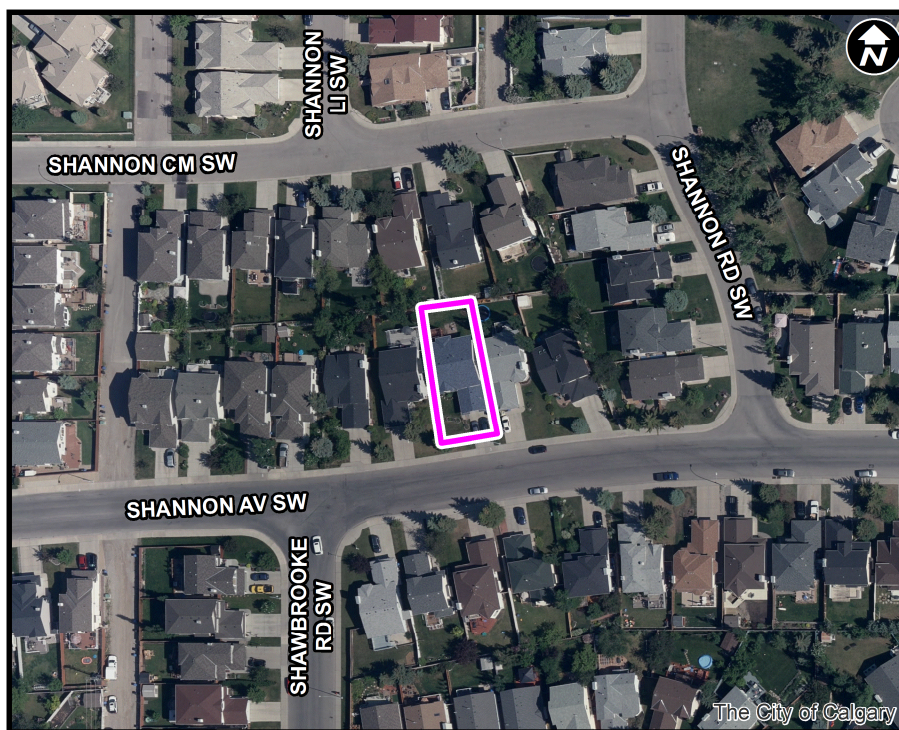
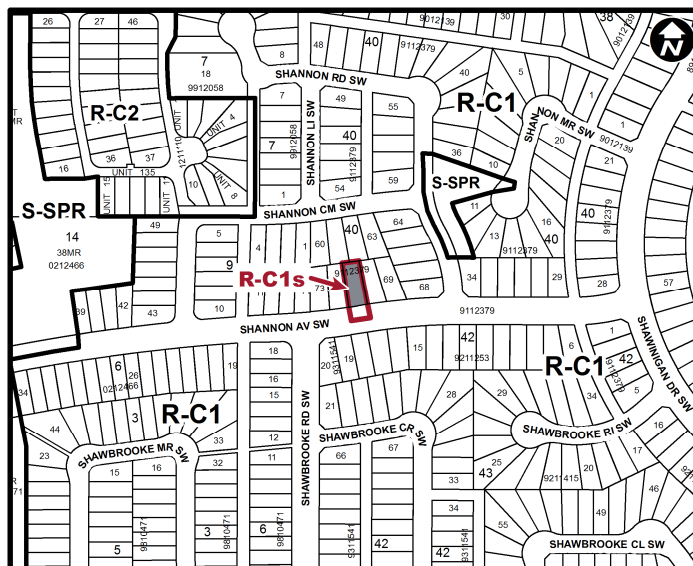
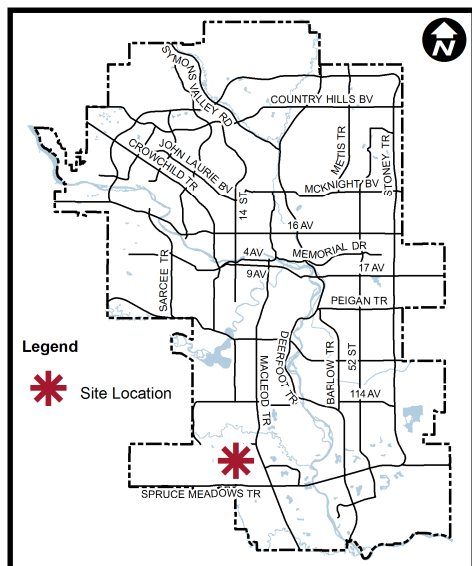
ATTACHMENT

1. Proposed Bylaw 187D2017

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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 1314 Shannon Avenue SW (Plan 9112379, Block 40, Lot 71) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 5 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Naresh Malla

Landowner:

Naresh Malla
Rekha Chand Malla

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Shawnessy, the parcel is approximately 13 metres by 37 metres in size and is developed with a one-storey Single Detached Dwelling and an attached two-car garage that is accessed from Shannon Avenue SW. Single-detached dwellings exist to the north, east, south and west of the site

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

Shawnessy	
Peak Population Year	2005
Peak Population	9,621
2016 Current Population	9,411
Difference in Population (Number)	-210
Difference in Population (Percent)	-2%

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” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). 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).

Revised Midnapore Phase 2 Area Structure Plan (Adopted by Council 1991)

The subject site is located within the Residential and Related Uses area of the Revised Midnapore Phase 2 Area Structure Plan. The plan proposes the provision of a variety of dwelling units, including single detached, semi-detached, duplex and multi-residential dwellings. The proposed R-C1s land use district is a low-density residential district that would allow for building forms that are compatible with the existing character of the community.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Shannon 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 metre walking distance of the site on Shannon Avenue SW. On-street parking adjacent to the site is unregulated 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

The Shawnessy Community Association has no objection to this application.

Citizen Comments

Administration received 3 (three) letters in of support of the application. Reasons stated for support are summarized as follows:

- affordable housing option;
- diverse housing options; and
- accessibility to transit.

Administration received 1 (one) letter of no objection to the application. Some questions were raised in the letter, with concerns summarized as follows:

- adequate parcel area;
- effect on the public transportation system;
- required upgrades to the existing infrastructure; and
- parking.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

With regards to the 1314 Shannon Ave SW application for Land Use Redesignation from R-C1 to R-CIs and related Secondary Suite building permits, please accept the following as the reasons for the application submission and approval:

- There are currently 6 (six) people living in this residence since Jun, 2009/2010 including our mother and father-in-laws. Our neighbours have already known us for a long time. Our 2 (two) young kids of 16 and 18 years of age are planning to move out from Calgary soon after their High School Graduation. We will have much more space than we require after they leave. Allowing someone to rent the basement that currently sits empty would be a great use of space. We will continue living in the upstairs level of the home with our parents.
- We were a hard working couple as full time employees. Now we are out of work due to the recession in Calgary. Additional, consistent income from a secondary suite would be incredibly beneficial in the future when such difficult times would come.
- Since our parents live with us in the home, we are motivated to ensure that all aspects of the suite meet the **"safety codes and standards"** as per Alberta Building Code. We will also be very diligent in finding and screening for high quality tenants.
- The bi-level house is located on a large lot of around 5,900 sq. ft having a large backyard and front yard. In addition, the house provides the benefit of large, bright windows, and includes a spacious partially finished basement suite (Approx. 700-750 sq ft.), making it an ideal conversion into a secondary suite.
- There is an addition of a separate entrance at the rear side of the home that would provide ample privacy to the residents and minimal disruption to the neighbours. The separate entrance is a **"Walk-Up Type"** (2 ft below ground Level), constructed and approved as per the **City's Building Permit # BP2016-04642** having a roof on the top that can create a safe environment for those living on the lower level. This bungalow type house does not require any minor or major structural changes for a secondary suite.
- In case of them needing parking for their vehicles, the house has an attached double car garage and a large concrete driveway (**L-32 X W-16=512 sq. ft.**) which is enough to park 4 (four) additional cars. There is ample street parking available on both sides of the road because existing road (Shannon Ave) allows it.
- The home is in very close in proximity to a public transit stop (just in front of the house-Bus **Stop # 4768**), 3 schools (300-500m from the house) and the bus takes only 3-5 minutes depending on the traffic to reach the Somerset/Bridlewood LRT STN, Public Library, YMCA, 2 High Schools and Shawnessy Shopping Centre etc. Besides of these, other two (2) bus stops of different routes are also approx. 500m - one block away from this house.
- We have support from all our neighbours and we have also consulted during the addition of our separate entrance connecting through concrete walk construction work in 2016 and have not received any opposition.

Thank you for your support and consideration.

Rekha Chand Malla And Naresh Malla

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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.

