

**LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017**

**MAP 20S**

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite on the subject parcel. The proposed redesignation is not a result of a complaint and a suite does not currently exist on the subject parcel.

**PREVIOUS COUNCIL DIRECTION**

On 2016 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 March 09

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 142D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 2227 Paliswood Road SW (Plan 6073JK, Block 12, 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 142D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in conformance with the applicable policies of the Municipal Development Plan (MDP). The subject parcel exceeds the lot area, width, and depth requirements of the R-C1s land use district.

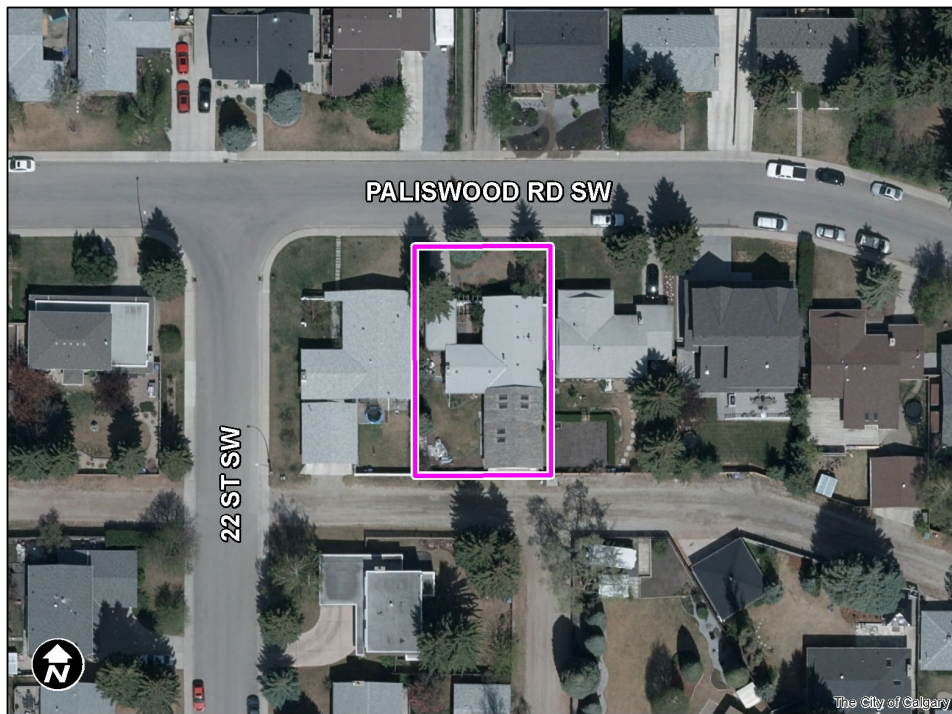
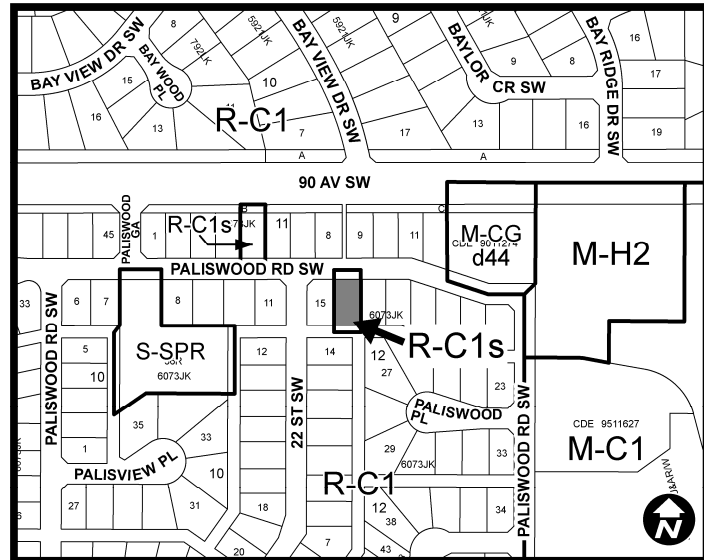
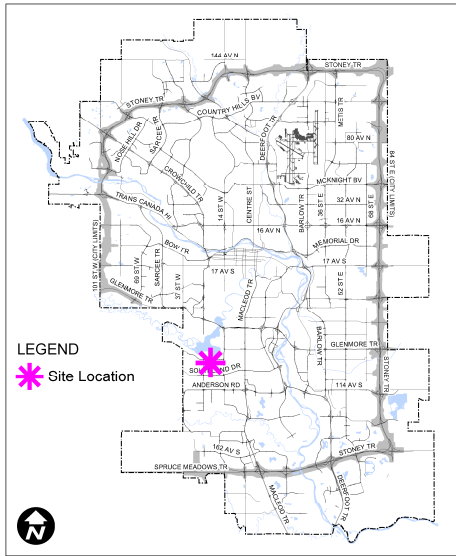
**ATTACHMENT**

1. Proposed Bylaw 142D2017

LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017

MAP 20S

LOCATION MAPS



LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017

MAP 20S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 2227 Paliswood Road SW (Plan 6073JK, Block 12, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**  
Absent: S. Keating

**Carried: 7 – 0**

LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017

MAP 20S

**Applicant:**

Permit Masters

**Landowner:**

Jerry Elliot Crawford  
Joyce Persad

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site comprises one titled parcel in the community of Palliser. An existing single dwelling is located on the parcel with rear lane access. The subject site is surrounded by single detached dwellings designated R-C1 and is in close proximity to multi-residential development designated as M-CG, M-H2. A R-C1s designated parcel also exists three dwellings down on the opposite side of Paliswood Road SW.

<b>Palliser</b>	
Peak Population Year	2015
Peak Population	3516
2016 Current Population	3490
Difference in Population (Number)	-26
Difference in Population (Percent)	0.7%

**LAND USE DISTRICTS**

The proposed redesignation of the subject site from R-C1 to R-C1s allows for future development of a secondary suite in addition to the existing single detached dwelling which occupies the subject parcel.

The dimensions of the subject parcel exceed the minimum parcel width, parcel depth and parcel area requirements of the R-C1/R-C1s land use district.

**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).

**LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017**

**MAP 20S**

Municipal Development Plan (2009 – statutory)

The subject site is within the Developed - Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed Land Use Amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment policies* encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites
- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.
- *Transit-Supportive Density and Uses policies* encourage increased densities in close proximity of the Primary Transit Network by targeting residential and employment intensities within 400 metres of a transit stop.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

The site is located approximately 115 metres from a transit stop, servicing Routes 79 and 80, with service to the Heritage and Southland LRT stations.

There are no parking restrictions.

**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.

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

None.

LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017

MAP 20S

---

## GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

## PUBLIC ENGAGEMENT

### Community Association Comments

The Palliser/ Bayview/ Pumphill Community Association were circulated and have no objections to the Land Use Amendment.

### Citizen Comments

Two (2) residents have opposed the redesignation through emails and letters, raising a number of concerns which can be summarised as follows:

- On street parking in the area is congested due to already existing multi-family buildings in the area. A secondary suite will further increase traffic and parking congestion.

### Public Meetings

None required.

**LAND USE AMENDMENT  
PALLISER (WARD 11)  
PALISWOOD ROAD SW, EAST OF 22 STREET SW  
BYLAW 142D2017**

**MAP 20S**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

This land use amendment proposal is to redesignate the subject site located at 2227 Paliswood Road SW from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for a secondary suite.

We believe that this application should be supported for the following reasons:

- The new zoning is appropriate and compliments adjacent residential properties designated R-C1, R-C1s, M-CG, M-C1 and M-H2.
- The site exceeds the minimum parcel size requirements.
- The required parking can be accommodated on site.
- The site benefits from a lane and there is ample unregulated on street parking available.
- A secondary suite is supported by the MDP.
- Access to the site is excellent.
- Transit is available 7 days a week. Route 79/80 Acadia/Oakridge can be used to quickly access the Heritage LRT station.