

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SACRAMENTO DRIVE SW AND SEATTLE DRIVE SW
BYLAW 144D2017

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Southwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A complaint regarding illegal dwelling units was received in 2016, but a 2016 November 03 inspection confirmed that currently, there is no Secondary Suite on the site.

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 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 144D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 720 Seattle Drive SW (Plan 573JK, Block 4, Lot 13) 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 144D2017.

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 Development Plan policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

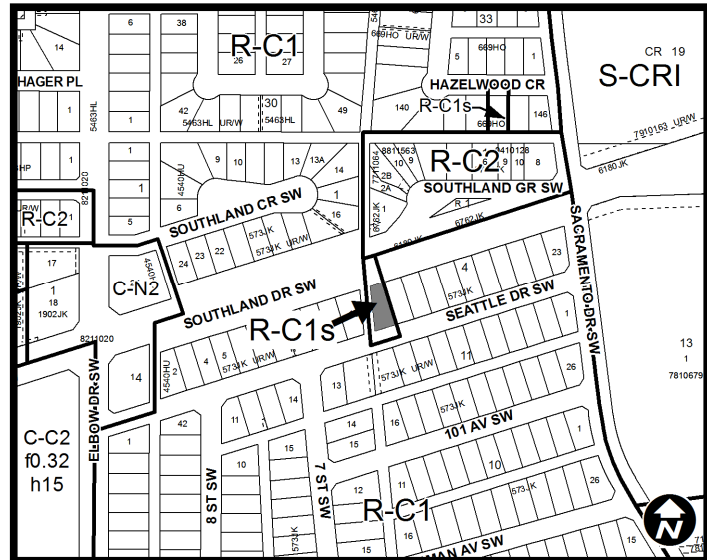
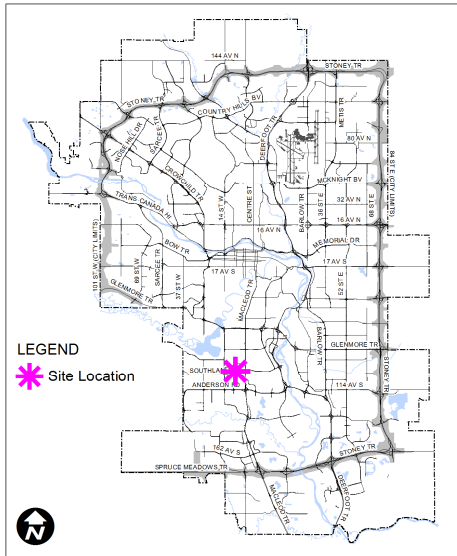
ATTACHMENT

1. Proposed Bylaw 144D2017

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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 720 Seattle Drive SW (Plan 573JK, Block 4, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht
Absent: S. Keating

Carried: 7 – 0

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Applicant:

Jing Meng

Landowner:

Jing Meng
Qiwen Liang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 15 metres wide, 36 metres deep, and 540 square metres in area. The parcel is developed with a one-storey single detached dwelling and a garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings, with R-C2 development to the north-east. Southland Drive SW is located 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 parcel.

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. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the R-C1s minimum parcel size requirements. As such, the site can accommodate a secondary suite use and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered through the review of a development permit application.

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. If a secondary suite is proposed and meets all of the rules within Land Use Bylaw 1P2007, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

Municipal Development Plan (MDP) (Adopted by Council 2009)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1 and 3.5.3), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Seattle Drive SW, or 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 approximately 300 metres to the east on Elbow Drive SW. The Southland LRT station is approximately 350 metres to the east. Parking is restricted on Seattle Drive SW adjacent to the property. No transportation impact assessment or parking study will be required.

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.

PUBLIC ENGAGEMENT

Community Association Comments

The Southwood Community Association provided communication that they do not take a position on the application.

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Citizen Comments

Administration did not receive any citizen comments.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My name is Jing Meng, an immigrant from China years ago. We find Calgary a home to us, and enjoy live and work here. Due to the recession, both my husband and I lost job. We had no choice to downsize our home, and recently purchased a 1,000 sf bungalow for our home with my teenage daughter. The address this home is 720 Seattle Dr SW. This location is very close to all amenities and public transit. The bus stop is just outside the house. The LRT station, schools, library, Walmart, Superstore, Canadian Tire, Rona...are all nearby. The basement has separate entry and private laundry, and ideal for rental. If we can rent it out, it will help us on income while we can find other jobs. Many residents in the neighbourhood rent out their basement for illegal suite, but we want to make any effort to make this legal. The zoning of this house is R-C1, we need your help to support us to change to R-C1s that we can follow the city building code to make this legal secondary suite.