

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
NORTH OF ANDERSON ROAD SW AND EAST OF ELBOW
DRIVE SW
BYLAW 153D2017

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel 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 or a Backyard Suite. The parcel contains an existing single detached dwelling and the application is not 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 March 23

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 153D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 812 Sabrina Road SW (Plan 5615JK, Block 5, Lot 97) 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 153D2017.

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.

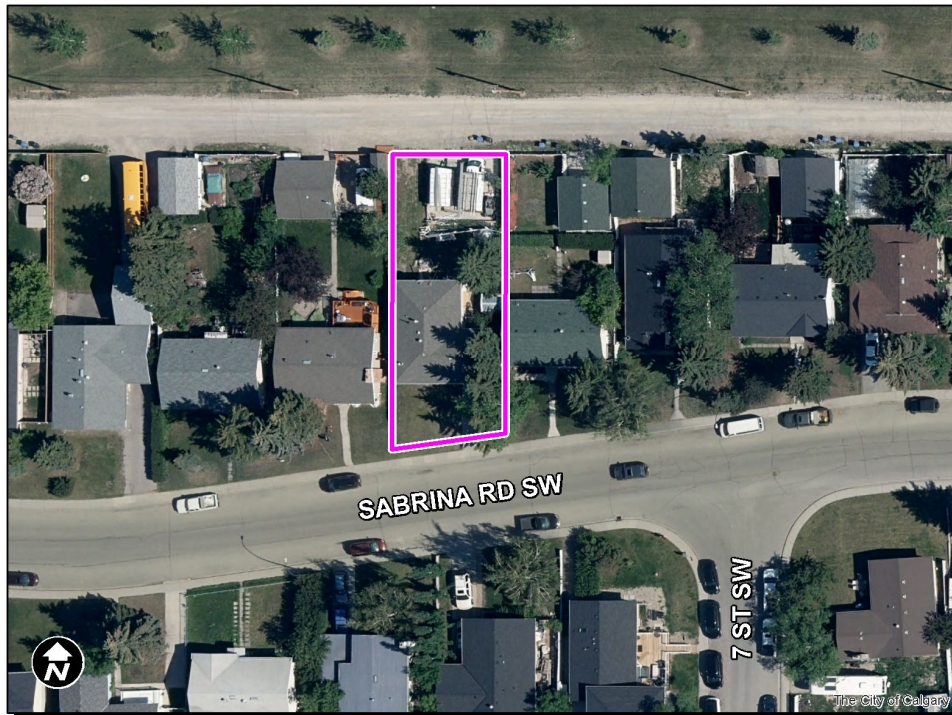
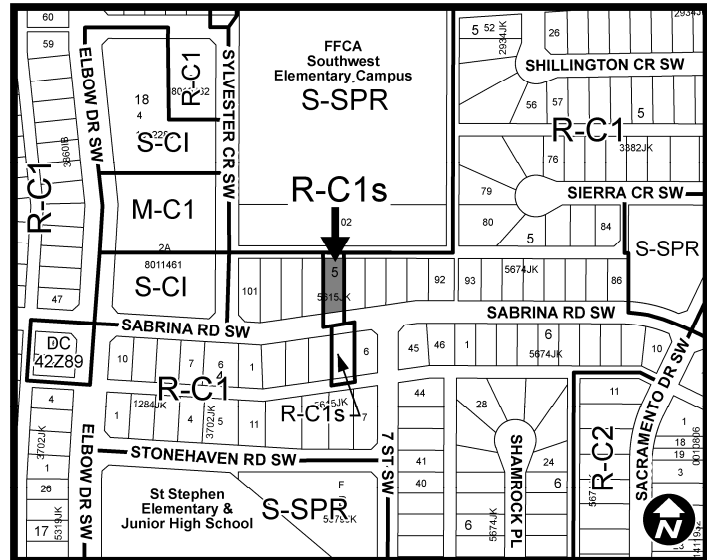
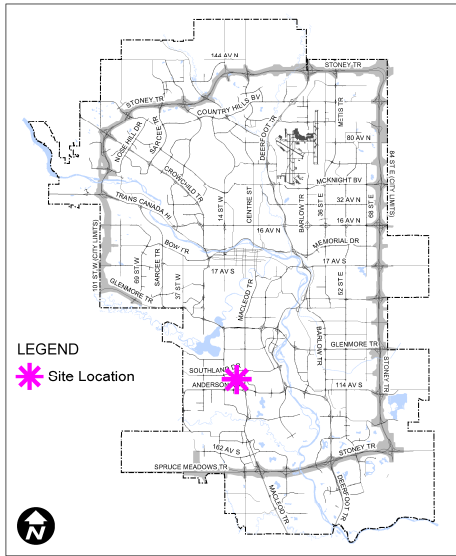
ATTACHMENT

1. Proposed Bylaw 153D2017

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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 ± (0.14 acres ±) located at 812 Sabrina Road SW (Plan 5615JK, Block 5, Lot 97) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Garth Douglas Morgan

Landowner:

Garth Douglas Morgan
Janet Morgan

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 38 metres in size and is developed with a one storey single detached dwelling with a front driveway and a parking pad accessed from the rear lane. Single detached dwellings exist to the south, east and west. The Foundations for the Future Charter Academy (FFCA) Southwest Elementary Campus exists across the street to the north. 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	1973
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).

There is no local area plan for Southwood.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Sabrina Road SW and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 260 metres walking distance of the site on Elbow Drive SW. There are no parking restrictions in place along Sabrina Road SW.

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.

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PUBLIC ENGAGEMENT

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

No letters were received by Administration on this application.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying for the zoning redesignation of the above property to assist me in securing retirement income. Currently, the property is a single dwelling home; hence, the zoning redesignation to allow the construction of a basement suite would provide an opportunity to increase my retirement income should the need arise, particularly as I do not have a private pension plan.

Further, the addition of a secondary suite would provide lower cost quality housing for people. This need is clearly demonstrated during Calgary's economically stable and prosperous times, which, undoubtedly, will return. I would be able to offer two living accommodations at lower rental fees rather than a higher cost house.

This property is located on a quiet, safe street in southwest Calgary in the Southwood community. The neighbourhood is stable, friendly, and safe. The property has ample off-street parking with two spaces in the driveway, including a carport, three spaces on the concrete parking pad at the back of the property. It is ideal for singles, couples, and families as it is close to all amenities. Importantly, it is within walking distance of bus and LRT routes and close to major thoroughfares – Elbow Drive, Anderson Road, and Southland Drive. All levels of schools – elementary, junior high, and high school – are within walking distance. A daycare is nearby and a variety of shops and strip malls containing banks, restaurants, grocery stores, and gas stations are within walking distance.

Thank you for considering this application.

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APPENDIX II

LETTERS SUBMITTED

From: Becky Poschmann [REDACTED] Sent: Mon 2/27/2017 9:04 AM
To: Brar, Sabrina K.
Cc:
Subject: Request for Comment LOC2017-0034

Good Morning Sabrina,

This email is to state that the Southwood Community Association does not take a position on the Land Use Amendment application for 812 Sabrina Rd SW.

Regards,
Becky Poschmann, BCD
Director of Development Southwood