

**LAND USE AMENDMENT
BRAESIDE (WARD 11)
111 AVENUE AND BRANIFF ROAD SW
BYLAW 109D2017**

MAP 17S

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate one residential parcel in the community of Braeside from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to accommodate a secondary suite. This application is not the result of a complaint and no suite currently exists 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 Calgary. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2017 February 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 109D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1616 – 111 Avenue SW (Plan 8207JK, Block 1, Lot 52) 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 109D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite) in addition to a Single Detached Dwelling on a single parcel.

The subject site meets the R-1s parcel size requirements in the Land Use Bylaw (1P2007). As such, the parcel is large enough to accommodate a secondary suite as well as other Land Use Bylaw requirements such as the minimum number of motor vehicle parking stalls.

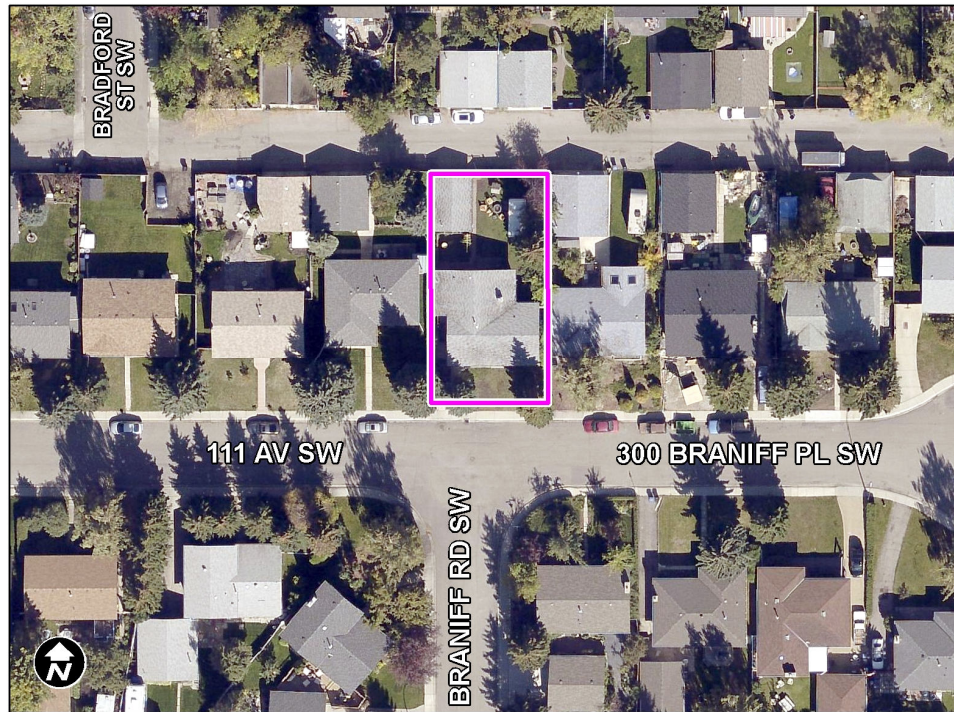
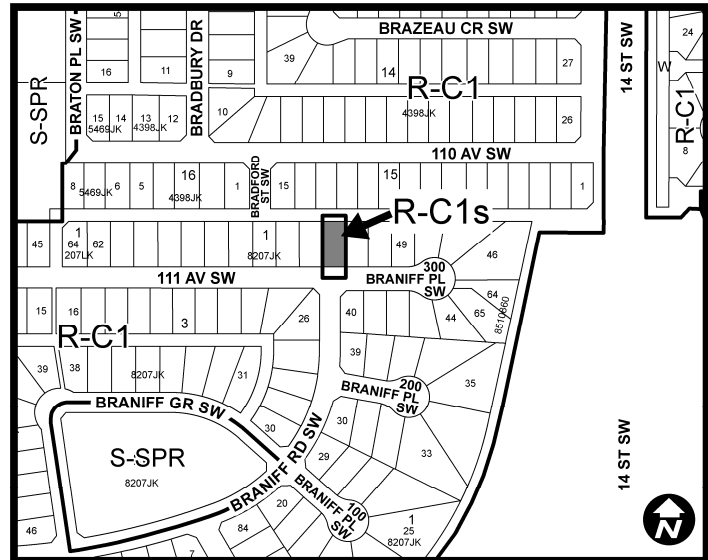
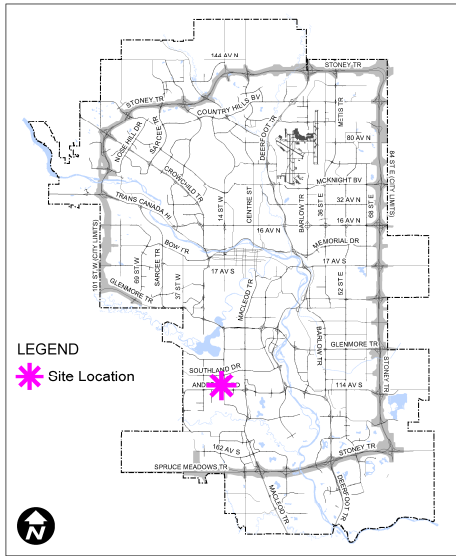
ATTACHMENTS

1. Proposed Bylaw 109D2017
2. Public Submission

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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 1616 – 111 Avenue SW (Plan 8207JK, Block 1, Lot 52) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: R. Wright

Carried: 7 – 0

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Applicant:

Sara Karimiavval

Landowner:

923032 Alberta Ltd (Tajshabir Esmail)

PLANNING EVALUATION

SITE CONTEXT

Located in a low-density residential R-C1 setting in the community of Braeside, the parcel is approximately 17.1 metres wide, 33.1 metres deep, and is 572.0 square metres in area. The parcel is developed with a bi-level single detached dwelling and a single-car garage accessible from the rear lane. Surrounding development consists of other single detached dwellings to the north, south, east, and west. Park space designated Special Purpose – School, Park and Community Reserve (S-SPR) is located approximately 300 metres west of the parcel.

The following table identifies Braeside's current and peak population, with the difference expressed in terms of both people and as a percentage.

Braeside	
Peak Population Year	1980
Peak Population	7,652
2016 Current Population	5,985
Difference in Population (Number)	-1,667
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 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) (Adopted by Council 2009)

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

Glenmore Design Brief (2001)

The relevant Local Area Plan makes no distinction between types of residential uses within the plan area, and provides no guidance on the appropriateness of secondary suite land uses.

TRANSPORTATION NETWORKS

The subject site is located; approximately 450 metres from a transit stop used by Route 80 with service to Southland Station. Vehicular access for the subject site is from 111 Avenue SW and Braniff Road SW, while a 9.4 metre lane provides access to the single-car garage at the rear of the site. In addition, there is room for 3 vehicles on a driveway running the length of the parcel. Details on accommodating parking should be provided at the time of Development Permit. Any Development Permit submitted shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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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 Community Association was circulated and provided a letter of no objection.

Citizen Comments

Six letters of concern were received from nearby residents citing a shortage of street parking and current level of illegal parking in the back alley.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am the registered owners of the property in : 1616 111 Avenue SW

I would like to apply to change the land use designation of my property to have a legal
Secondary Suite.