

**LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017**

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 February 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 118D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 631 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 26) 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 118D2017.

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 the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

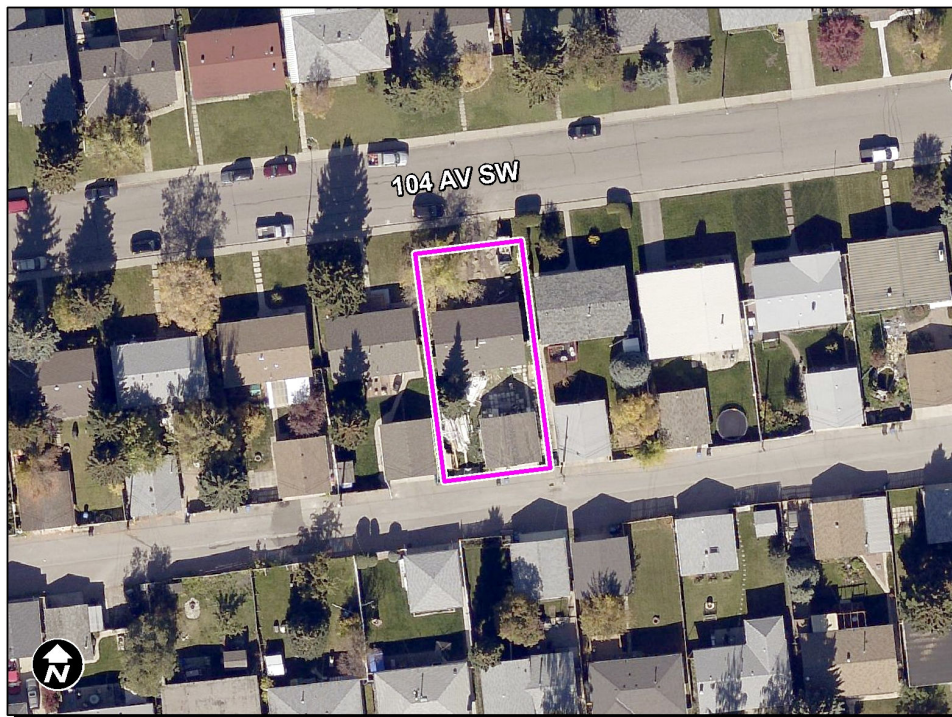
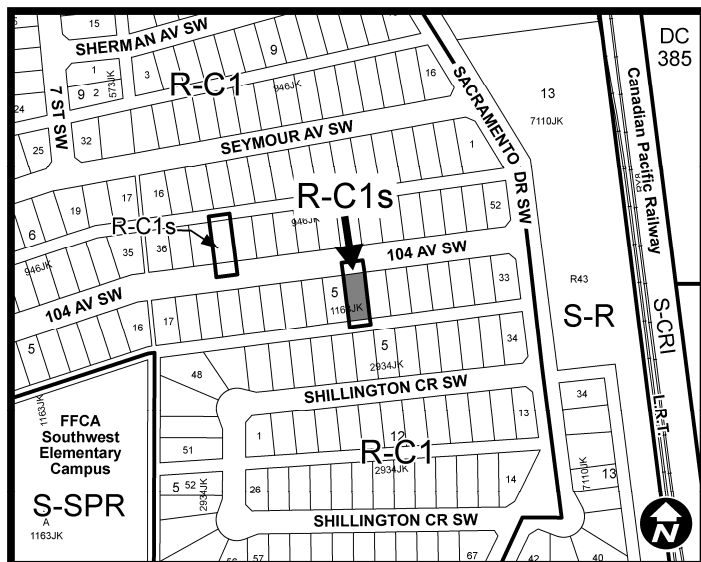
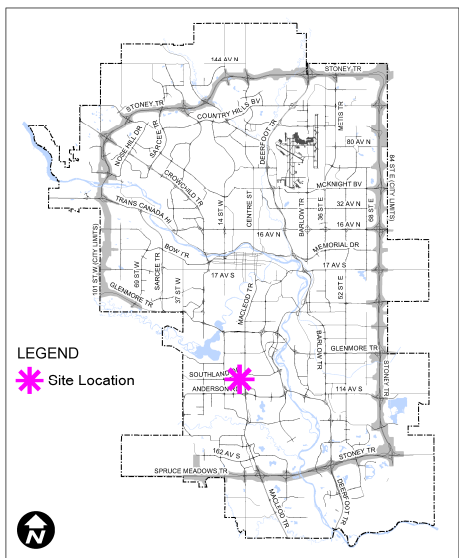
ATTACHMENT

1. Proposed Bylaw 118D2017
2. Public Submissions

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017

MAP 16S

LOCATION MAPS



LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017

MAP 16S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 631 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton

Carried: 8 – 0

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017

MAP 16S

Applicant:

Sara Karimiavval

Landowner:

Sara Karimiavval
Farhad Khadem Fasghandis

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 15.5 metres wide by 33.5 metres deep (area of 519 square metres). The parcel is developed with a single detached dwelling and detached garage with access from the lane. Single detached dwellings exist adjacent to the parcel to the east and west, across 104 Avenue to the north and across the lane to the south.

The following table identifies Southwood 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 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. Until 2017 March 03, for a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is not required.

A previous secondary suite application (LOC2015-0172) was refused by council during the public hearing on 2016 March 09.

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017

MAP 16S

LEGISLATION & POLICY

South Saskatchewan Regional Plan

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

Municipal Development Plan

The site is located within a “Residential Developed – Established Area” area as identified 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 (Section 3.5.1), the Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and the Housing Diversity and Choice policies (Section 2.3.1).

There is no local area plan for Southwood.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 104 Avenue SE with vehicular access to the existing detached garage via Sacramento Drive SW. Unrestricted on-street parking is permitted in the area.

The Southland LRT Station is located approximately 500 metres from the parcel. Additionally, a Primary Transit Network bus stop is located 500 metres walking distance from the site along Elbow Drive 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 on-site servicing may be required depending on the type of a secondary suite proposed. This aspect would be determined at the development permit/building permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required

**LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017**

MAP 16S

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.

PUBLIC ENGAGEMENT

Community Association Comments

The Southwood Community Association indicated that they have no standing position on Secondary Suites in Southwood.

Citizen Comments

Administration received eight responses in objection to the application.

Reasons stated for objection are summarized as follows:

- Property values decreasing due to less desirable community to live in;
- Lack of available on-street parking due to LRT users;
- Want neighbourhood to remain as R-C1 community; and
- Impacts on community safety and security.

Public Meetings

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 118D2017**

MAP 16S

APPENDIX I

APPLICANT'S SUBMISSION

We are registered owners of the above mentioned property; we would like to apply to change the land use designation of our property to have a legal Secondary Suite.