

**LAND USE AMENDMENT
SHAWNESSY (WARD 13)
SHAWCLIFFE CIRCLE SW AND SHAWCLIFFE GATE SW
BYLAW 119D2017**

MAP 33SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Shawnessy from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A Secondary Suite does not currently exist on the site, and this application is not the 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 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 119D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 12 Shawcliffe Circle SW (Plan 8110164, Block 9, Lot 9) 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 119D2017.

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.

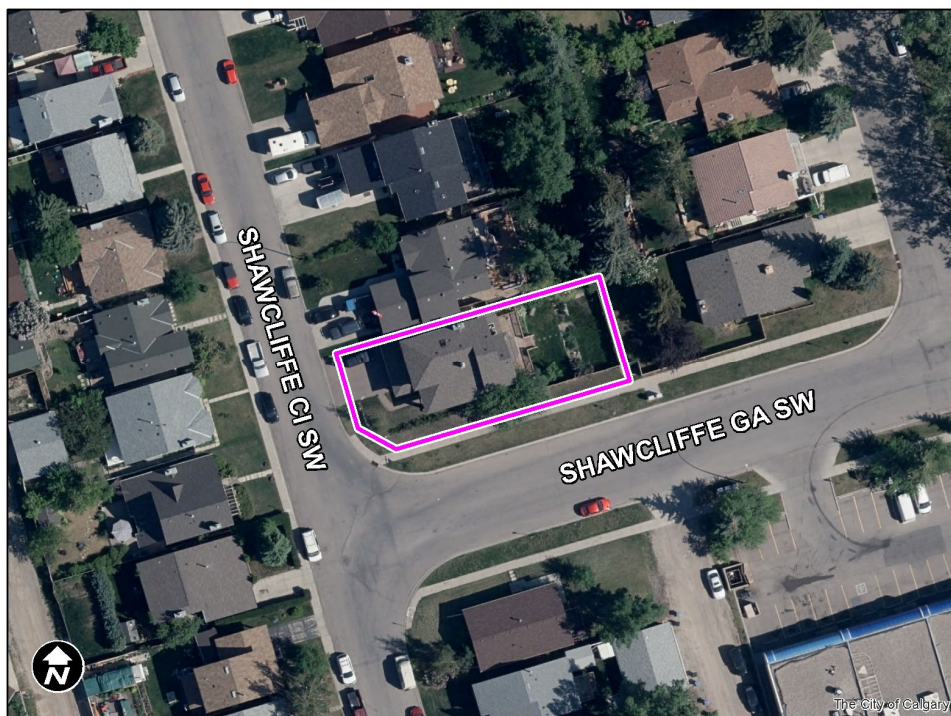
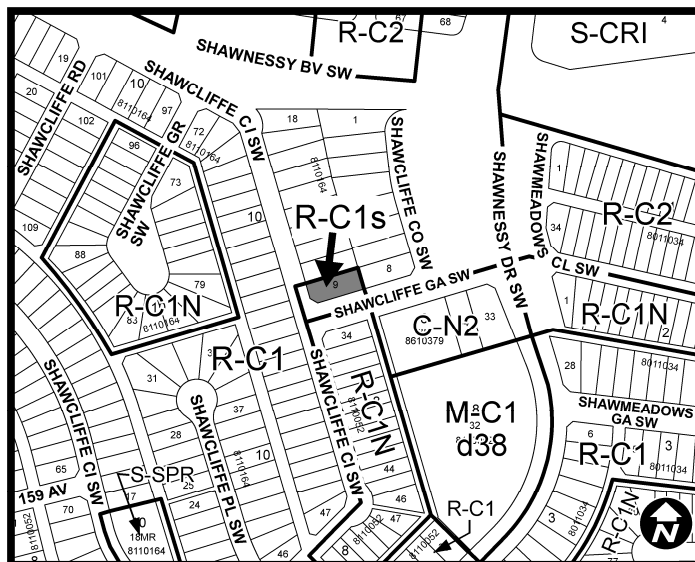
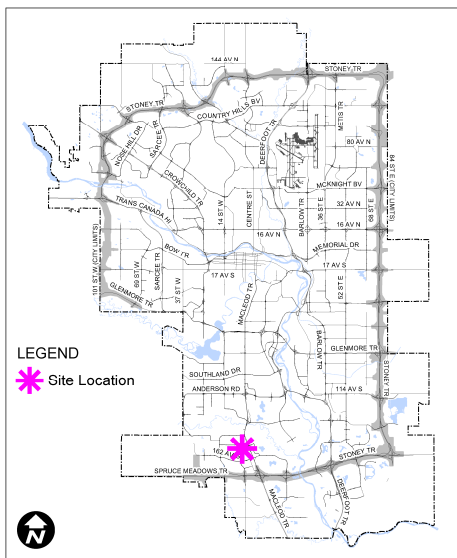
ATTACHMENT

1. Proposed Bylaw 119D2017
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 12 Shawcliffe Circle SW (Plan 8110164, Block 9, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 8 – 0

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Applicant:

Bharath Samrat

Landowner:

Bharath Samrat

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Shawnessy, the parcel is approximately 16 metres wide, 40 metres deep and 630 square metres in area. The parcel is developed with a two-storey single detached dwelling and an attached double-car garage that is accessed from the street. Surrounding development consists of single detached dwellings to the north, south, east and west. Commercial development is located southeast of the subject parcel across Shawcliffe Gate SW.

The following table identifies Shawnessy's current and peak population by year and any difference in population expressed as a percentage.

Shawnessy	
Peak Population Year	2005
Peak Population	9,621
2016 Current Population	9,411
Difference in Population (Number)	-210
Difference in Population (Percent)	-2%

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 at the development permit/building permit stage.

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 SSRP policies are not relevant to this application.

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

The subject site is located within a 'Residential, Established' area as identified in the MDP (Map 1: Urban Structure). Although the MDP makes no specific reference to the subject site, the land use proposal is in alignment with overarching residential policies of the MDP, including: *Housing Diversity and Choice* policies (Section 2.3.1), *Residential – Developed Residential Area* policies (Section 3.5.1) and *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5).

Revised Midnapore Phase 2 Area Structure Plan (Adopted by Council 1991)

The subject site is located within the Residential and Related Uses area of the Revised Midnapore Phase 2 Area Structure Plan. The plan proposes the provision of a variety of dwelling units, including single detached, semi-detached, duplex and multi-family dwellings. The proposed R-C1s land use district is a low-density residential district would allow for building forms that are compatible with the existing character of the community.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Shawcliffe Circle SW. The area is served by Calgary Transit with bus stops located approximately 220 metres away on Shawnessy Drive SW. This lot is within 500 metres from the Shawnessy LRT station. The parcel site is located with the "VV" Residential Parking Permit Zone. There are no parking restrictions on Shawcliffe Circle SW and there is 2 hour parking restriction from Monday to Friday 7:00-17:00 on Shawcliffe Gate SW for all users.

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.

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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

Administration did not receive a response from the Shawnessy Community Association.

Citizen Comments

Administration received two (2) letters in opposition to the application, and one (1) letter expressing concerns. Reasons stated for opposition and concerns raised are summarized as follows:

- added pressure to on-street parking;
- potential impact of having owners live off site (i.e. concerns with lawn mowing, shovelling of snow, and garbage collection);
- potential impact to quality of neighbourhood; and
- potential reduction of the values of the neighbouring homes.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We want to apply for the secondary suite in our home at 12 Shawcliffe Circle SW, Shawnessy, Calgary.

I wish to get my property approved for RC1s land use so that I can have additional living space in the form of approved secondary suite which will help create additional living space for my parents/in-laws and we would also like to use it as a rental space.

We want to go through this process legally so that we can increase the value of our home and can create a safe environment for those living on the lower level. Our house is a 2 story and it does not require any minor or major structural changes.

The house is located on a large corner lot of around 6700 sq. feet and has large backyard and front yard. The basement has a separate entrance from the front of the house providing ample privacy to the residents. In case of them needing parking for their vehicles, the house has a double car garage and a large driveway which is enough to park 4 additional cars. There is ample street parking available as it is a corner lot and there is NO back alley.

The house is located within short distances from shopping mall (Coop, Superstore, Sobeys, TD Canada Bank, 7eleven convenience stores, Wal-Mart, gas stations and community center etc). The transit bus stop is just one block away and Shawnessy C-train LRT station is 6 min walk away.

As and when we are granted permission for the development of a secondary suite we will also apply for appropriate electrical and plumbing permits etc, ensuring all work is done properly and adheres to the code.

We will ensure there will be no disruption to the neighbours and community.