

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
8 STREET SW AND SEYMOUR AVENUE SW
BYLAW 88D2017

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The site contains an existing Single Detached Dwelling, and this application was not submitted as a result of a recent 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 January 26

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 88D2017; and

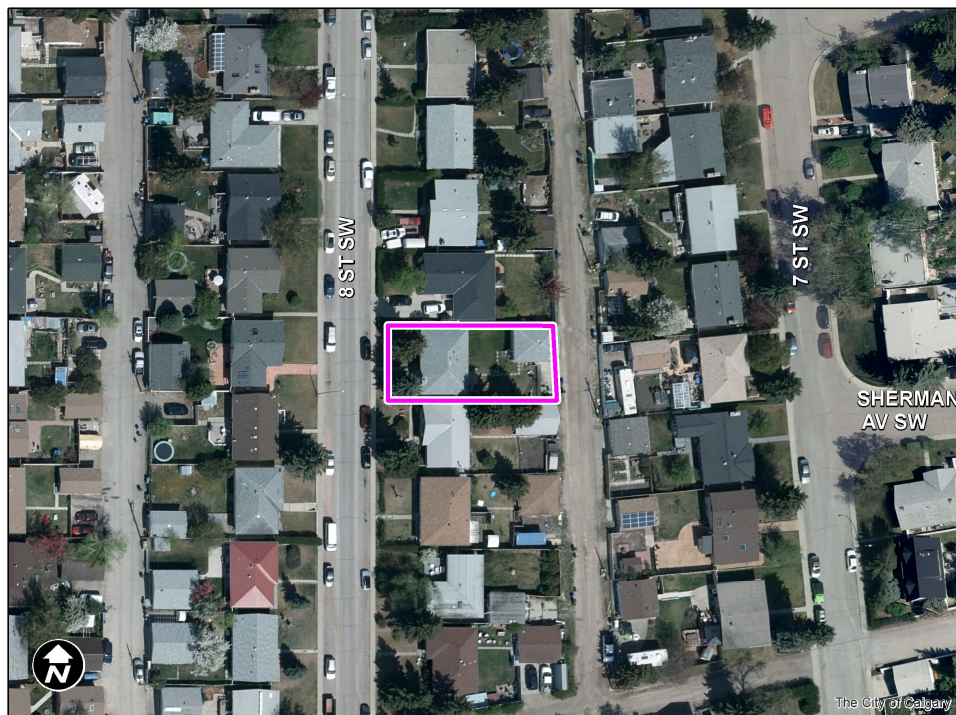
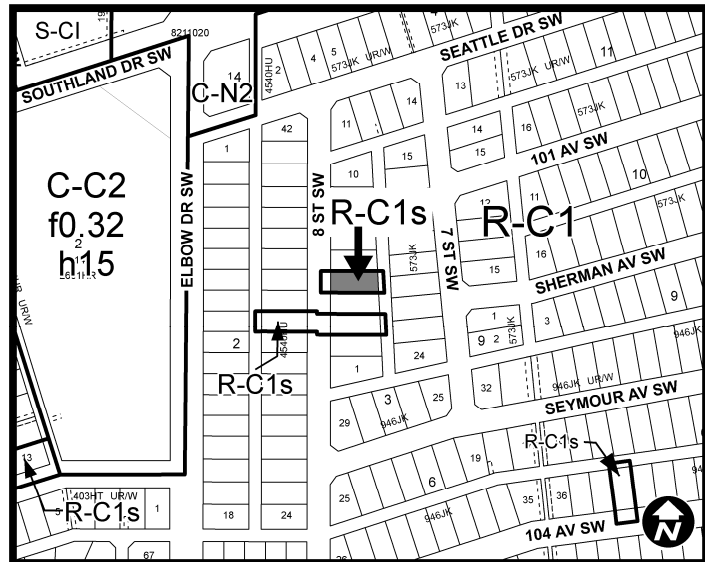
1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10232 – 8 Street SW (Plan 573JK, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 88D2017.

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 88D2017

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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 10232 – 8 Street SW (Plan 573JK, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 8 – 0

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Applicant:

Joga Sandhu

Landowner:

Joga Sandhu
Sudarshan Sandhu

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 by 35 metres in size and is developed with a one-storey Single Detached Dwelling and a detached one-car garage that is accessed from the rear lane. Single Detached Dwellings exist to the north, east, south, and west of the site.

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

Municipal Development Plan (MDP)

The site is located within the “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 statutory local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 8 Street SW and the rear lane. The area is served by Calgary Transit light rail transit service with a light rail station within 600 metre walking distance at Southland Station. The area is served by Calgary Transit primary transit network bus service with a bus stop location within 400 metre walking distance of the site on Southland Drive SW. The area is served by Calgary Transit bus service with a bus stop location within 400 metre walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system.

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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Lack of on-street parking;
- Adding people to the neighbourhood causes feud among neighbours; and
- Property maintenance issues.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are the registered owners of the property in: 10232-8 Street SW

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

When we bought the house, there was an existing suite on the top of the garage. We would like to make it a legal Suite. Because the location is really great in case of access to public transport, Shopping Centers. It is a good opportunity to convert it to a legal suite for rent.