

**LAND USE AMENDMENT  
SILVER SPRINGS (WARD 1)  
SILVER MEAD CRESCENT NW AND 61 AVENUE NW  
BYLAW 35D2017**

**MAP 3NW**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Silver Springs from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is currently no secondary suite on the site and the 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)**

2016 December 01

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 35D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 238 Silver Mead Crescent NW (Plan 731452, Block 48, 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 35D2017.

**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 established character of the community. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel is located in close proximity to public transit.

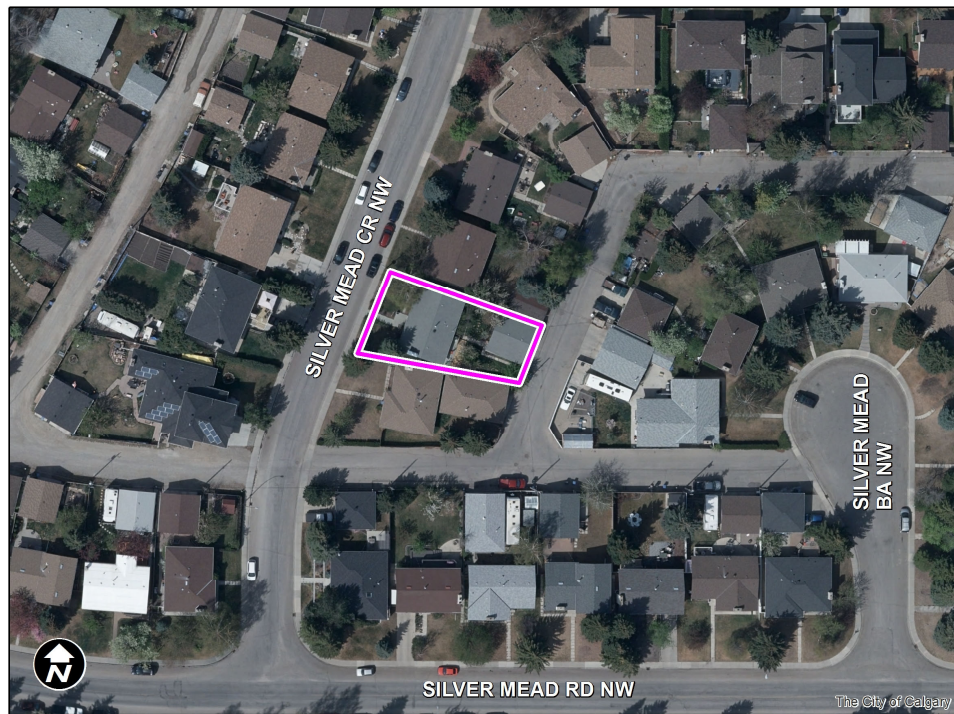
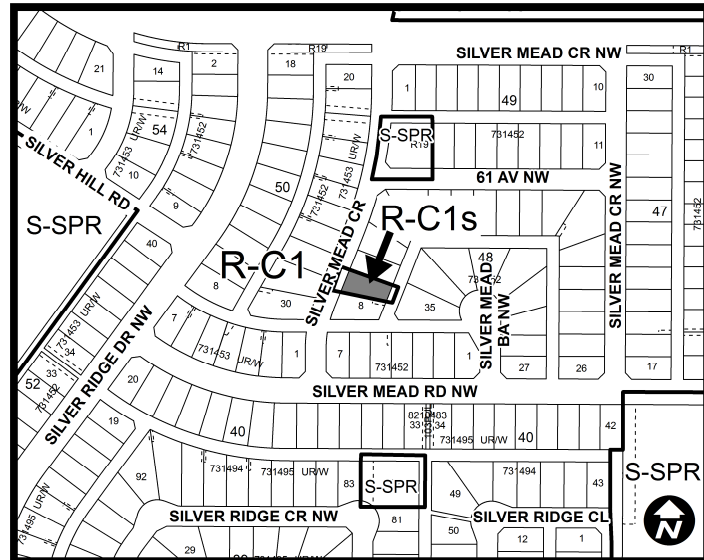
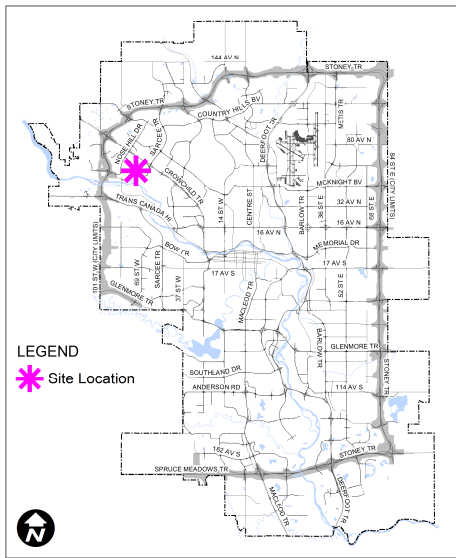
**ATTACHMENT**

1. Proposed Bylaw 35D2017

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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 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 238 Silver Mead Crescent NW (Plan 731452, Block 48, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 8 – 0**

Absent: G.-C. Carra

Comments from Mr. Wright:

- The seven secondary suites for the December 1 Agenda are in communities that have a cumulative decrease in population of more than 8400 residents since achieving their peak population dates. A total of seven letters of objection were submitted and raised issues such as parking and changing the nature of the community. The relative impacts of secondary suites should be viewed a minimal given the significant reductions already experienced.

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**Applicant:**

Christopher James Dittrick

**Landowner:**

Christopher James Dittrick

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of Silver Springs, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling (bi-level bungalow) and a two-car rear garage.

The site has an approximate frontage of 18.3 metres along Silver Mead Crescent NW and comprises a total lot area of approximately 520 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing double car garage with direct access from the rear lane which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

<b>Silver Springs</b>	
Peak Population Year	1982
Peak Population	10,510
2016 Current Population	8,875
Difference in Population (Number)	-1,635
Difference in Population (Percent)	-16%

**LAND USE DISTRICTS**

The proposed R-C1s district would allow for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Basement Suite as a permitted use; or
- Backyard Suite as a discretionary use.

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The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

## **LEGISLATION & POLICY**

### Municipal Development Plan (MDP)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the MDP. The Developed Residential Area – Established Area policy supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

### 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).

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary Municipal Development Plan (MDP) is used for guidance.

## **TRANSPORTATION NETWORKS**

The site contains an existing two car garage in the rear yard which can be accessed directly from the rear lane. The parcel is well served by Calgary Transit with bus stops for two routes located approximately 150 metres west (Route 134) and 425 metres east (Route 120) of the site respectively. Additionally, the site is approximately 2 kilometres southeast of the Crowfoot LRT Station.

## **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 municipal infrastructure.

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**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Silver Springs Community Association was circulated regarding this application and has indicated they have no objection to the proposed land use amendment.

**Citizen Comments**

No comments were received from the public by CPC Report submission date.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

With regards to 238 Silver Mead Crescent NW application for Land Use Redesignation from R-C1 to R-C1s and related Secondary Suite building permits, please accept the following as the reasons for the application submission and approval:

- I am a single father, and work as a contractor and not as a regular full time employee. Additional, consistent income from a secondary suite would be incredibly welcome.
- With only myself and my 4 year old son living in my home, I have much more space than I require. Allowing someone to rent the basement that currently sits empty would be a great use of space. I will continue living in the upstairs of the home with my son.
- Since my son lives with me in the home, I am motivated to ensure that all aspects of the suite meet safety codes and standards. I will also be very diligent in finding and screening for high quality tenants.
- The home is a bi-level split, which provides the benefit of large, bright windows, and includes a spacious basement, making it ideal for conversion into a secondary suite.
- There is rear lane access to the home. The addition of a separate entrance at the rear of the home would provide minimal disruption to the neighbours.
- The home is in very close proximity to a public transit stop, and is also nearby the C-Train.
- I have included letters of support from my neighbours. I have consulted with them regarding the project and have not received any opposition.

Thank you for your consideration.