

**LAND USE AMENDMENT  
FOREST LAWN (WARD 10)  
23 AVENUE SE AND 47 STREET SE  
BYLAW 55D2017**

**MAP 10E**

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a residential parcel in Forest Lawn from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The site, which contains an existing single detached dwelling, does not contain a secondary suite at this time. No complaints were received.

**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 15

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 55D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2412 – 47 Street SE (Plan 769HS, Block 17, Lot 3) 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 55D2017.

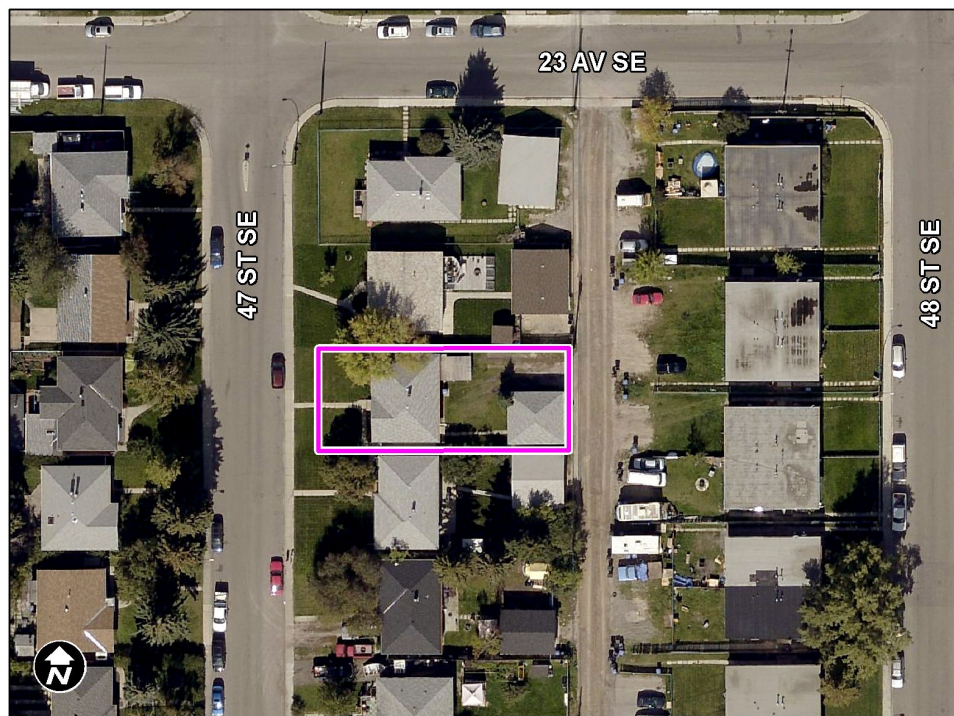
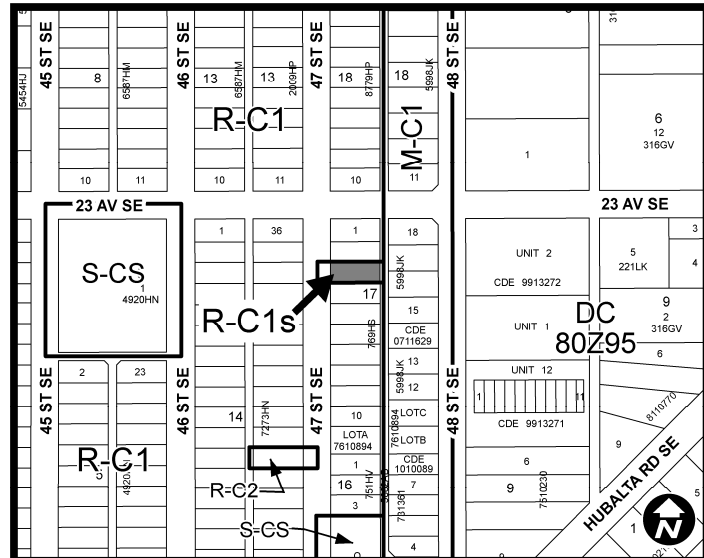
**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of additional residential use (Secondary Suite or a Backyard Suite) which are compatible with and complimentary to the existing low density residential character of the community.

This proposal conforms to the relevant policies of 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 55D2017

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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 2412 – 47 Street SE (Plan 769HS, Block 17, Lot 3) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

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**Applicant:**

Sara Karimiavval

**Landowner:**

Rosemeena Asaria

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Forest Lawn, the parcel is approximately 15 metres by 37 metres in size and is developed with a single detached dwelling and a detached garage accessed from the rear lane to the east. There are currently 2 existing parking stalls on the site. Single detached dwellings are located to the north, west and south of the site. These adjacent parcels are designated R-C1. Multi-residential developments, in the form of a four-plex, are located to the east of the site.

| <b>Forest Lawn</b>                 |        |
|------------------------------------|--------|
| Peak Population Year               | 1982   |
| Peak Population                    | 9,088  |
| 2016 Current Population            | 7,711  |
| Difference in Population (Number)  | -1,377 |
| Difference in Population (Percent) | -15%   |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use secondary suite or a discretionary use backyard suite) on parcels that already contain a single detached dwelling.

The parcel meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process.

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## LEGISLATION & POLICY

### South Saskatchewan Regional Plan (SSRP) (2014)

The parcel is located within the “Calgary” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

### Municipal Development Plan (MDP) (2009)

The parcel is located within the “Residential Developed – Established Area” area as identified on Map 1 in the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

### Forest Lawn/Hubalta Area Redevelopment Plan (OC2009)

The parcel is located within the Low Density Residential/Conservation area as identified on Map 3 in the Forest Lawn/Hubalta Area Redevelopment Plan (ARP). Although the ARP makes no specific reference to the site, the land use proposal is in keeping with the objectives of the ARP.

## TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from 47 Street SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 400 metre walking distance of the parcel on 44 Street SE, 600 metre walking distance of the parcel on 17 Avenue SE and 850 metre walking distance of the parcel on 52 Street SE. There are currently 2 parking stalls on the parcel. On-street parking adjacent to the parcel is not regulated.

## 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 also be required depending on the type of secondary suite proposed at development permit stage.

## ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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**ENVIRONMENTAL SUSTAINABILITY**

Not applicable

**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**

No comments were received from the Forest Lawn Community Associate

**Citizen Comments**

No citizen comments were received.

**Public Meetings**

No public meetings were held by the applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am the registered owners of the property in : 2412, 47 Street SE

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