

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017

MAP 16S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Southwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. Currently, there is no secondary suite 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)**

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 62D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 10303 – 8 Street SW (Plan 4540HU, Block 2, Lot 34) 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 62D2017.

**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.

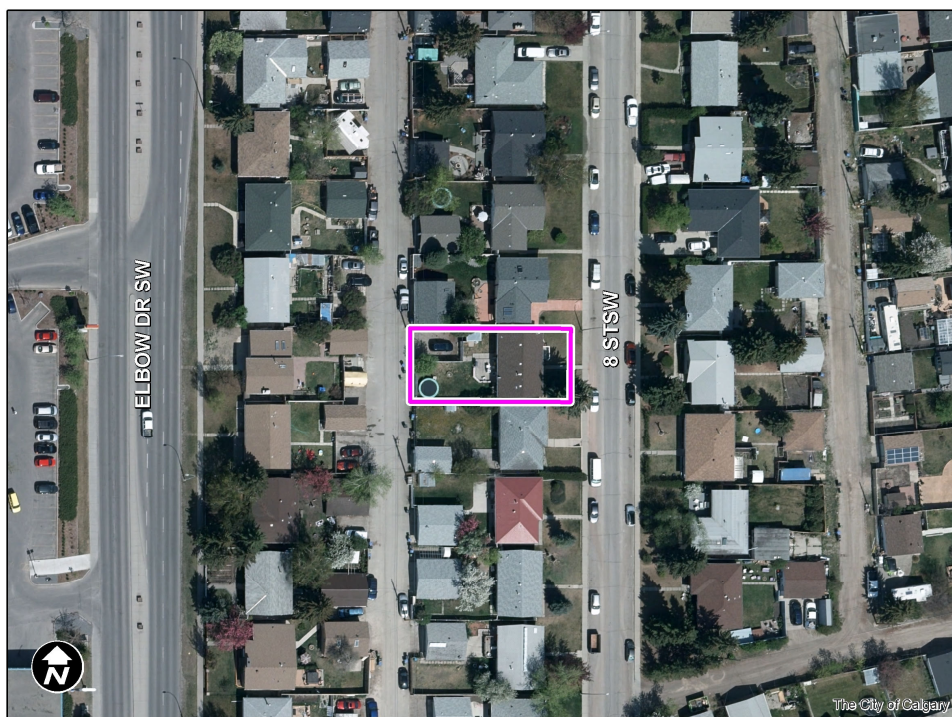
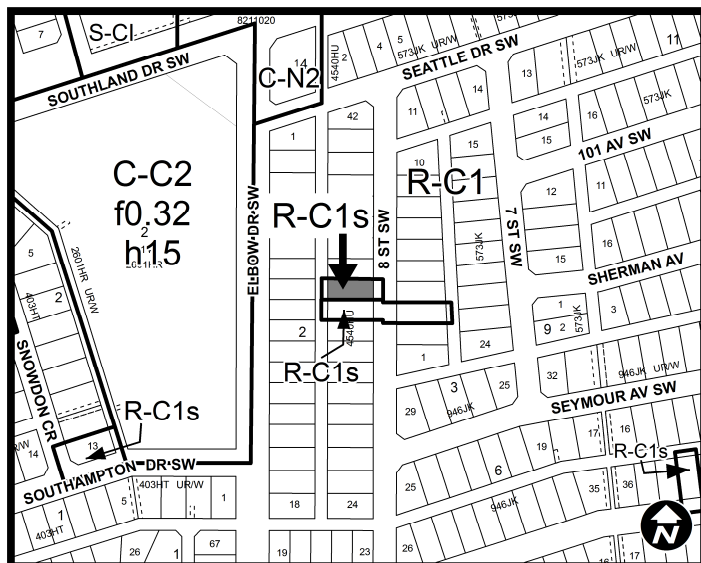
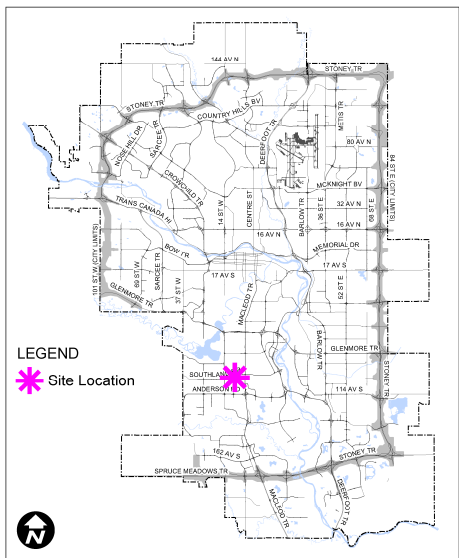
**ATTACHMENT**

1. Proposed Bylaw 62D2017
2. Public Submissions

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017

MAP 16S

LOCATION MAPS



LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017

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 10303 – 8 Street SW (Plan 4540HU, Block 2, Lot 34) 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.

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017

MAP 16S

**Applicant:**

Permit Masters

**Landowner:**

Hollis Sylvester

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 15 metres wide, 34 metres deep, and 511 square metres in area. The parcel is developed with a one-storey single detached dwelling and a parking pad that is accessed from the rear lane. Surrounding development consists of single detached dwellings. Commercial amenities (C-C2 and C-N2) are located to the west and north, and the Southland LRT station is located east of the parcel.

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

<b>Southwood</b>	
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. 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 through the review of a development permit application.

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.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017**

**MAP 16S**

---

**LEGISLATION & POLICY**

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).

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

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1 and 3.5.3), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from 8 Street SW or from the adjacent lane at the rear of the parcel. The area is served by Calgary Transit with bus stops located approximately 300-350 metres away (Route 3, 16, 56, 80, 84) on Elbow Drive and Southland Drive. The Southland LRT station is approximately 550 metres away. No parking restrictions are currently in place.

**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.

**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.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017**

**MAP 16S**

---

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Southwood Community Association provided communication that they do not take a position on the application.

**Citizen Comments**

Administration received seven (7) letters in opposition to the application and one (1) letter of support as long as parking is provided at the rear of the parcel. Reasons stated for opposition are summarized as follows:

- the number of current residents at the property,
- the number of rental properties in the area,
- negative impacts on adjacent property values,
- current management of waste and recycling at the property,
- impacts on parking on 8 Street SW,
- lack of upkeep of the property,
- increase in traffic

**Public Meetings**

No public meetings were held by the Applicant or Administration. The applicant hand delivered a letter indicating the intention of the application to surrounding neighbours (47 letters) and reached out to the Community Association and Ward Councillor.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SEATTLE DRIVE SW AND 8 STREET SW  
BYLAW 62D2017**

**MAP 16S**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

We believe that this application should be supported for the following reasons:

- The new zoning is appropriate and compliments nearby residential properties, many of which are designated R-C1s
- The site meets all minimum parcel size requirements
- The required parking can be accommodated on site
- The site benefits from a lane and there is ample unregulated on street parking available
- A secondary suite is supported by the MDP
- The site is adjacent to a Major Activity Centre
- Amenities such as grocery stores, restaurants and shops are located a short walk away
- Transit access to the site excellent and is available 7 days a week. The Southland LRT station is approximately 550m away and bus routes are available on Elbow Drive and Southland Drive