

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW AND ELBOW DRIVE SW
BYLAW 21D2017

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 on the same parcel as a single detached dwelling. The parcel contains an existing single detached dwelling and the application is not as a 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 November 17

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 21D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 35 Southland Crescent SW (Plan 573JK, Block 1, Lot 19) 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 21D2017.

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.

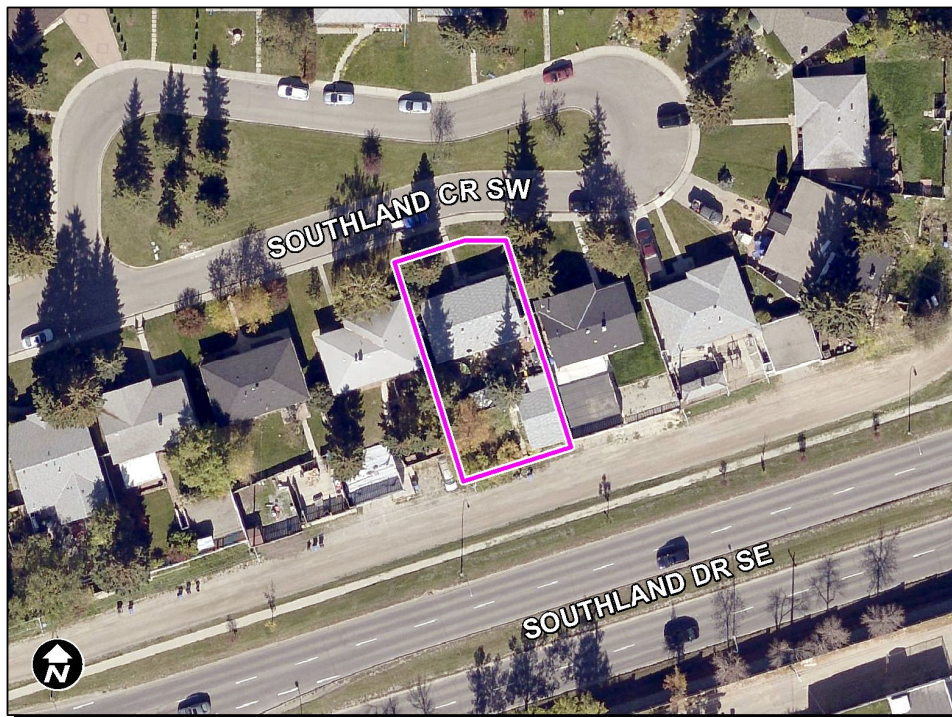
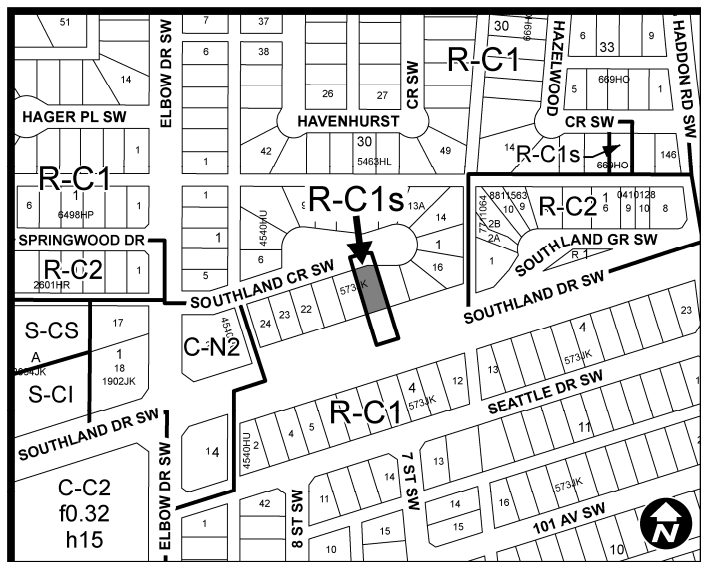
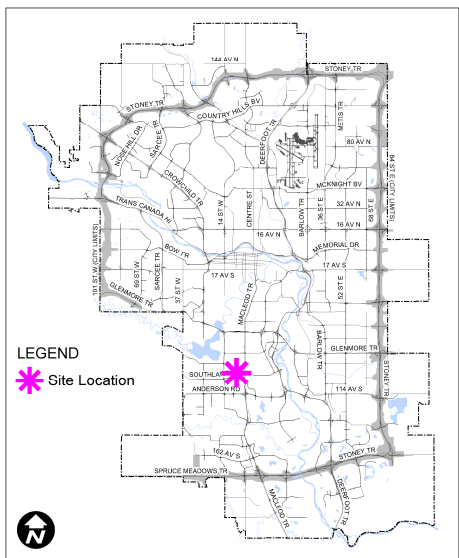
ATTACHMENT

1. Proposed Bylaw 21D2017
2. Public Submissions

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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 (0.14 acres \pm) located at 35 Southland Crescent SW (Plan 573JK, Block 1, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright
Absent: G.-C. Carra

Carried: 6 – 0

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Applicant:

Henri J Simoneau

Landowner:

Henri J Simoneau

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 16.5 metres by 33.5 metres in size and is developed with a one storey single detached dwelling and a detached single garage accessed from the rear lane. Single detached dwellings exist to the east and west of the site. A central island exists immediately to the north of the subject parcel.

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

Southwood	
Peak Population Year	1978
Peak Population	8101
2016 Current Population	6282
Difference in Population (Number)	-1819
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, so long as a building permit application has been made on or before 2017 March 03.

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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) (2009)

The site is located within a 'Residential Developed – Established Area' in the MDP (Map 1: Urban structure). Although the MDP makes no specific reference to the site, the land use proposal is in alignment with overarching residential 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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Southland Crescent SW with rear lane vehicular access to garage adjacent to Southland Drive SW. The area is served by Calgary Transit bus service with bus stop locations within 200 to 300 metre walking distance of the site on Southland Drive and on Elbow Drive. The Southland LRT is located 800 metres away to the east. On-street parking adjacent to the site is regulated by residential parking permit (Zone N).

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. This aspect would be determined 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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Southwood Community Association indicated it has no position on this application. See APPENDIX II for the email from the Southwood Community Association.

Citizen Comments

Administration received four (4) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

Existing Residence:

- Transient tenants;
- Having two rental units on the parcel;
- Availability of rental properties elsewhere;
- The garage is currently rented to a business;

Community:

- Desire to live in a single family residential area, as opposed to multi-residential or secondary suite area;
- No need to increase population density in area;
- Other properties on Southland Crescent SE have illegal Secondary Suites or Multi-Residential Development uses;
- Approval would provide precedent for other properties to redesignate;
- Decrease in property value;

Parking & Traffic:

- Inadequate on-street parking for residents and visitors;
- Inadequate on-street parking for delivery vehicles;
- Inadequate on-street parking for obtaining mail from postal box;
- Parking blocking the lane;
- Increased traffic on street from development at the entrance to Southland Crescent SE
- Increased motor vehicle traffic on street;
- Increase in potential for pedestrian collision with a motor vehicle; and
- Increase in number of garbage containers in lane.

Administration also received a petition in opposition to the proposed application. The petition contained 17 signatures and addresses of those that signed the petition. All addresses were identified as being associated with Southland Crescent SW.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This lot is perfect for re-zoning as it is close to LRT and shopping area including coffee shops and 7 eleven convenience store, etc.

Parking would be provided in the back of the lot in a section that is not presently being utilized.

Development would help provide safe affordable housing complete with its own parking therefore not affecting any possible issues in Southland Crescent Area.

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APPENDIX II

LETTERS SUBMITTED

From: Becky Poschmann
Sent: Sunday, October 16, 2016 2:04 PM
To: Quigley, Jeff P.
Subject: LOC2016-0230

Hi Jeff,

This email is in response to the Request for Comments for File Number LOC2016-0230 - 35 Southland CR SE

On behalf of the Southwood Community Association, we do not take a position in regards to this application.

Regards,

Becky Poschmann
Director of Development