

LAND USE AMENDMENT
SHERWOOD (WARD 2)
SHAGANAPPI TRAIL NW AND STONEY TRAIL NW
BYLAW 296D2016

MAP 25NW

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 October 06

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 296D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 40 Sherwood Rise NW (Plan 0412848, Block 1, Lot 130) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 296D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (secondary suite or backyard suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel is in close proximity of transit and the Beacon Hill shopping area and can accommodate the required additional parking stall on site.

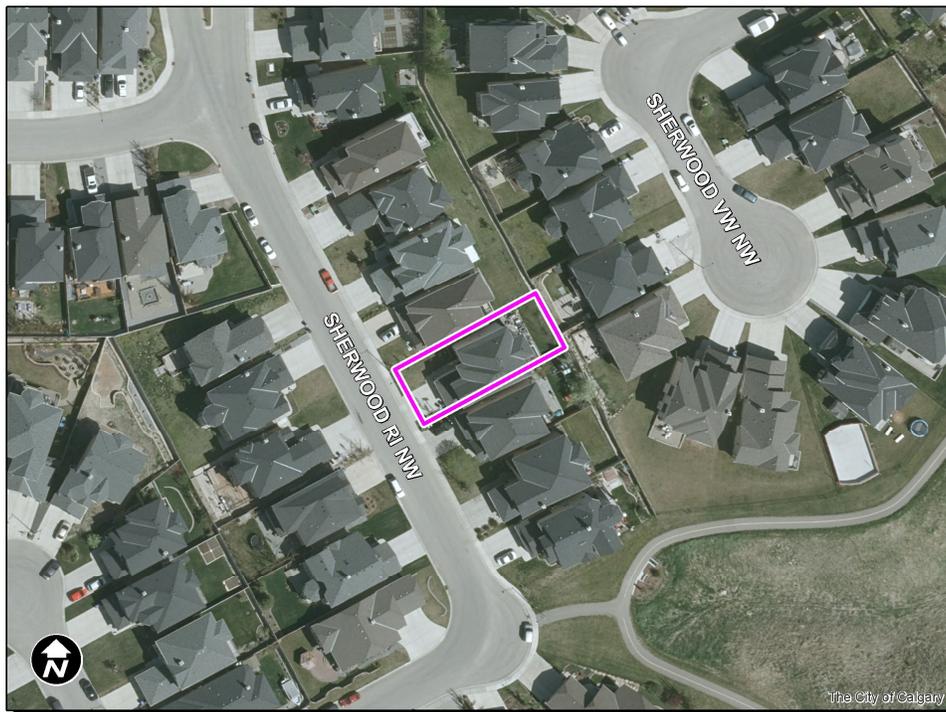
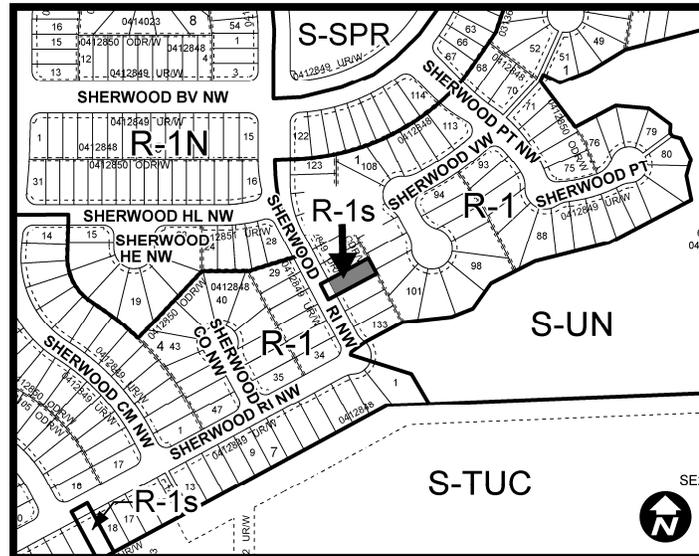
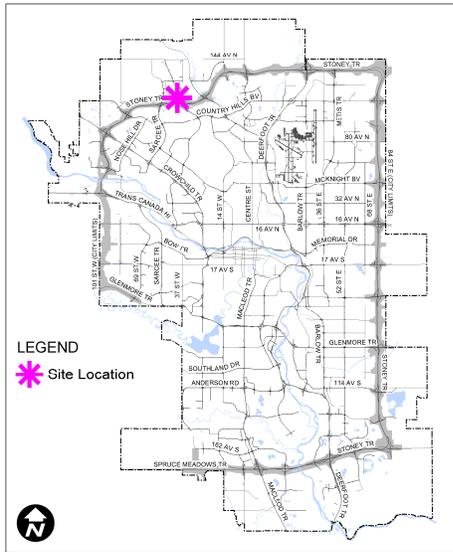
ATTACHMENT

1. Proposed Bylaw 296D2016

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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 0.04 hectares \pm (0.11 acres \pm) located at 40 Sherwood Rise NW (Plan 0412848, Block 1, Lot 130) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: J. Gondek

Carried: 5 – 1

Opposed: M. Foht

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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Applicant:

Nimal Abeysinghe

Landowner:

Nimal Abeysinghe
Sunethra Abeysinghe

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Sherwood, the site is approximately 13 metres wide by 34 metres deep. The parcel is developed with a single detached dwelling with an attached front double garage. Single detached dwellings exist to the north, south, west and east of the parcel. To the north, approximately 150 metres, is a large open green space. The parcel is approximately 150 metres from a bus stop, 150 metres from the Beacon Hill Shopping area and close access to both Shaganappi Trail and Stoney Trail.

Sherwood	
Peak Population Year	2016
Peak Population	4,896
2016 Current Population	4,896
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s 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 an additional dwelling unit (in the form of a secondary suite) to be considered. A Development Permit is not required for a secondary suite (located in a basement) on a R-1s parcel, although a Development Permit is required for a backyard suite on a R-1s parcel.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

Symons Valley Community Plan

The subject site is located within Community B of the Symons Valley Community Plan. This Plan identifies this area as predominantly residential in nature. Although this Plan identifies low and medium density residential types as appropriate, it does not speak to secondary suites specifically.

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).

TRANSPORTATION NETWORKS

The subject site has front access off of Sherwood Rise NW and is located approximately 150 metres from transit. Access to Sarcee Trail, Shaganappi Trail and Stoney Trail NW are all within close proximity.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The community association did not make comment on this application at the time of writing this report.

Citizen Comments

Three letters of opposition were submitted on this application with the main concerns including parking issues, a perception that increased units will lower the peacefulness of the community as well as increase traffic congestion in the area.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

I have two children age of 19 and 22. One child just finished her degree while the other one is still studying. It would be beneficial to our kids once we develop the basement as a separate suite.

They can stay with us until they become financially sustainable to own their own home. While maintaining and building their independence.

We thought if we developed the basement as a separate suite both parents and children can maintain their privacy.

If we rent out the basement a tenant will have access to the garage and another tenant could park in the driveway with no need to park along the curb.

My property is close to bus route 429. Very close to Beacon Hill Shopping mall. Close to a new school coming up soon.