

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
9 AVENUE SW AND 77 STREET SW
BYLAW 312D2016

MAP 22W

EXECUTIVE SUMMARY

This land use amendment application is to redesignate the vacant subject parcel from DC Direct Control District to Residential – One Dwelling (R-1s) District to allow for a secondary suite or a backyard suite. The existing DC District allows the development of one single-detached dwelling as a discretionary use.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 October 20

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 312D2016; and

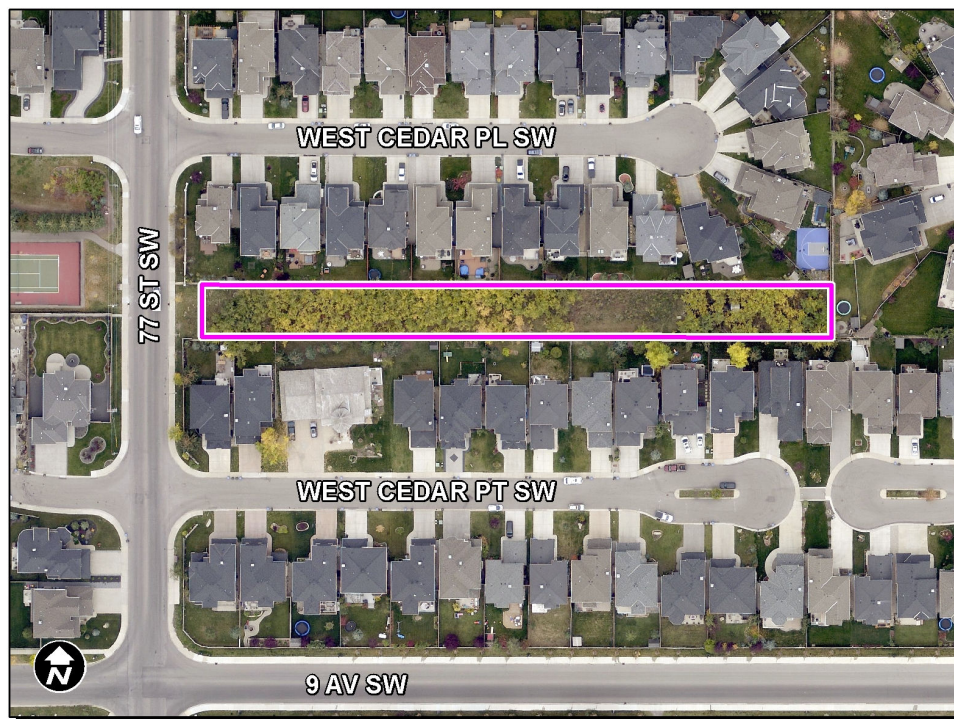
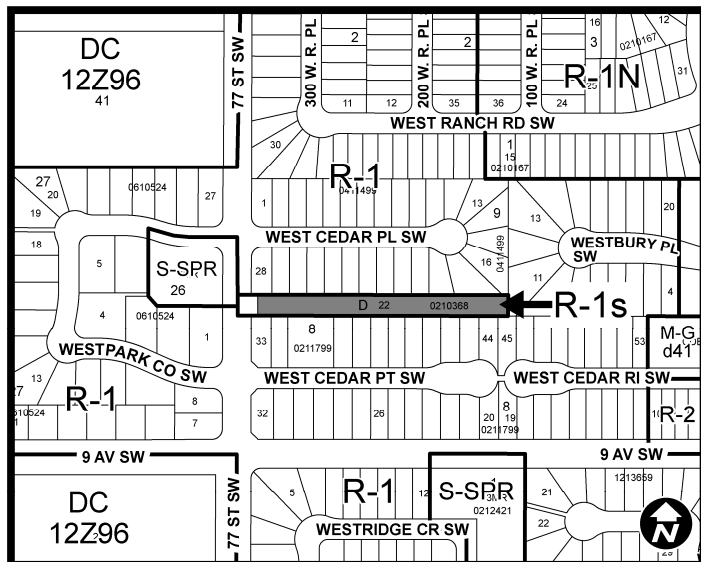
1. **ADOPT** the proposed redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 882 – 77 Street SW (Plan 0210368, Block D, Lot 22) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 312D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district would be compatible with the existing adjacent development. The lot is large and complies with the rules of the land use bylaw and all required parking can be accommodated on site. The West Springs Area Structure Plan encourages secondary suites throughout the Neighbourhood Area.

ATTACHMENTS

1. Proposed Bylaw 312D2016
2. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.28 hectares ± (0.69 acres ±) located at 882 – 77 Street SW (Plan 0210368, Block D, Lot 22) from DC Direct Control District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen

Carried: 5 – 1
Opposed: R. Wright

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Applicant:

Deer Trail Development Inc

Landowner:

Deer Trail Development Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of West Springs on the east side of 77 Street SW and north of 9 Avenue SW. The parcel has a width of 15.23 metres ± and depth of 183.78 metres ± and is currently vacant with Aspen and Birch tree stands. Single detached dwellings surround the subject site.

The site is the handle portion of an old panhandle acreage lot that was redeveloped in 2000. In 2000 the subject site was surrounded by acreage parcels. A DC Direct Control land use was approved on the subject parcel that allows a single-detached dwelling as a discretionary use. The site is serviced but has never been developed.

West Springs	
Peak Population Year	2016
Peak Population	9785
2016 Current Population	9785
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 permit 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).

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

Approval of this land use amendment application does not constitute approval of a specific secondary suite type, but rather 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)

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)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan* as identified on Map 1 in the Municipal Development Plan (MDP).

West Springs Area Structure Plan (ASP)

The subject site is designated Urban Development within the Neighbourhood Area in the West Springs ASP. Residential density should be between 9.9 and 17.3 units per hectare (4 to 7 units per acre). Secondary suites are encouraged throughout the Neighbourhood Area.

TRANSPORTATION NETWORKS

The site is located approximately 75 metres from a bus stop, for route 453, with service to the 69 Street SW LRT station. All access to the site would be from 77 Street SW.

UTILITIES & SERVICING

Existing services are available and can accommodate the potential addition of a secondary suite.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features have been provided at this time.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The West Springs/Cougar Ridge Community Association expressed some concern but has not sent in formal comments at the time of this report.

Citizen Comments

Comments were received from residents of 19 properties, 17 of which are immediately adjacent to the subject site. Issues raised by the residents are listed below:

- Negative impact on property values;
- Loss of privacy in the rear yards;
- Overshadowing of rear yards;
- Fire and safety concerns due to limited access;
- Loss of green space and trees;
- Increase in vehicle/pedestrian conflicts;
- Decrease natural ventilation, reduce breezes; and
- Increase in eavesdropping on neighbouring properties.

The subject site may be developed for a single detached dwelling under the existing land use. The existing development surrounding the site would have a greater impact on many of the above issues than the proposed development of this site.

Public Meetings

No public meetings were held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application for re-designation is to add a secondary suite to a single-family home on the proposed site. This is a very large parcel (.69) of an acre, which comes with its challenges based on access and dimensions. Based on the size of the lot it would allow for a variety of possibilities in incorporating a secondary suite to a single-family home. Furthermore, it would slightly increase the density on this parcel, which would be more in line with the density set out for the area. I appreciate your time.