

**LAND USE AMENDMENT
SILVERADO (WARD 14)
NORTH OF SILVERADO BOULEVARD SW AND WEST OF
SILVERADO RIDGE LINK SW
BYLAW 236D2016**

MAP 21SS

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. A secondary suite does not currently exist 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

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 236D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 39 Silverado Ridge Link SW (Plan 0715756, Block 50, Lot 14) 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 236D2016

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for an additional dwelling unit in the form of either a Secondary Suite or Backyard Suite. These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site.

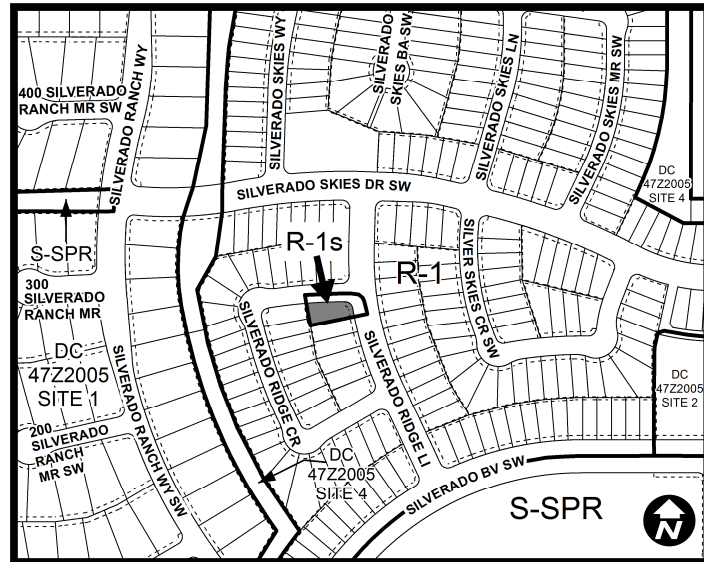
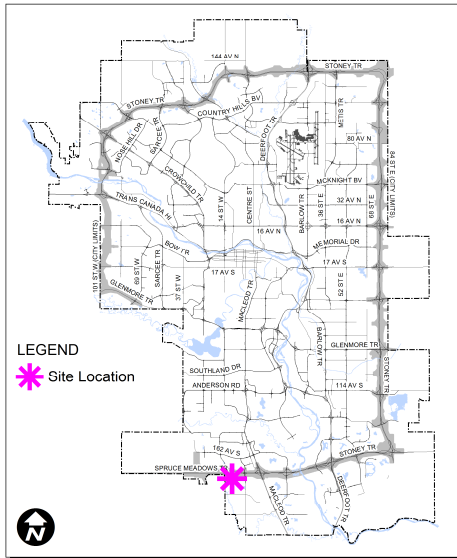
ATTACHMENTS

1. Proposed Bylaw 236D2016
2. Public Submissions

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LOCATION MAPS



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MAP 21SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 39 Silverado Ridge Link SW (Plan 0715756, Block 50, Lot 14) from Residential – One Dwelling (R-1) District **to** Residential One Dwelling (R-1s) District.

Moved by: S. Keating

Carried: 6 – 0

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

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Applicant:

Greystone Custom Homes

Landowner:

Glen C Mortimer
Tricia D Mortimer

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Silverado, the site dimension and area exceeds the bylaw requirements. The corner parcel is developed with a single detached dwelling and has a front attached double garage and driveway. Single detached dwellings exist adjacent to the parcel on all sides.

Silverado	
Peak Population Year	2015
Peak Population	6827
2015 Current Population	6827
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).

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 would 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 it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via a permitting process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

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). Although the MDP makes no specific reference to the subject site, the Land Use Amendment proposal conforms to overarching policies of the MDP.

City Wide policies in the MDP (Part 2) encourage support for the development of secondary suites. *Neighbourhood Infill and Redevelopment* (section 2.2.5) policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites). In addition, the *Housing Diversity and Choice* (section 2.3.1) policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas. The subject application meets the intention of these policies through sensitively providing additional density, more efficient use of land, and providing the variety and type of housing options available in the neighbourhood.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Silverado Ridge Link SW. Unrestricted on-street parking is permitted in the area.

The corner site is located approximately 75 metres from the transit stop, servicing the Route 402 and offers service to the Somerset/Bridlewood LRT station. There is no rear lane.

UTILITIES & SERVICING

Water and sanitary 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/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

No sustainability features have been provided at this time.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

There is a Community Association in this area but no contacts have been registered in the city system. A comment request was lodged in the CA website but no comment was received by CPC Report submission date.

Citizen Comments

Two letters of objection were received from three citizens. Reasons stated for objection are summarized as follows:

1. The street is built out, each lot has one family, it is crowded and some people park their cars along the street as well.
2. To build the secondary suite and by adding a basement entry to their house, it will introduce more noise to the neighbors close to them.
3. A Secondary suite will become a rental property, we welcome the new residences but we don't want the additional renting tenants.
4. The other potential consequence is to lower the neighbor's property value.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

We are writing in regards to a proposed zoning change to allow a secondary suite on our property, 39 Silverado Ridge Link SW. We would like to make this request so that we can create a future conforming suite. We both have aging parents, and would like the option to allow them a private space in our home if needed. Perhaps the kids will move down stairs when they are older, or we could house a friend or an exchange student over the years.

We can assure you that we take pride of ownership, and that this zoning change will not affect the community negatively, or decrease property values. Wherever we have lived, we have added greatly to the value of our property by adding structures, landscaping, and maintaining our home. We have been members of this community for over 8 years, and intend to educate and raise our children here. We have helped our good friend with her initiative to create a community garden here in Silverado, which in turn allowed for a skating rink with the water source. We participate in annual community clean ups, and care greatly about the community, and the city. As a native Calgarian, I intend to call this city home for all my remaining years.

I hope that you will consider our application, as we would be grateful for an opportunity to provide an alternative space for our family in the future.