

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SNOWDEN CRESCENT AND SOUTHAMPTON DRIVE SW
BYLAW 146D2016

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 Backyard Suite. The site contains an existing Single Detached Dwelling and this application was made in response to a complaint for an illegal Secondary Suite.

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 May 05

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 146D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2 Snowden Crescent SW (Plan 403HT, Block 2, Lot 13) 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 146D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

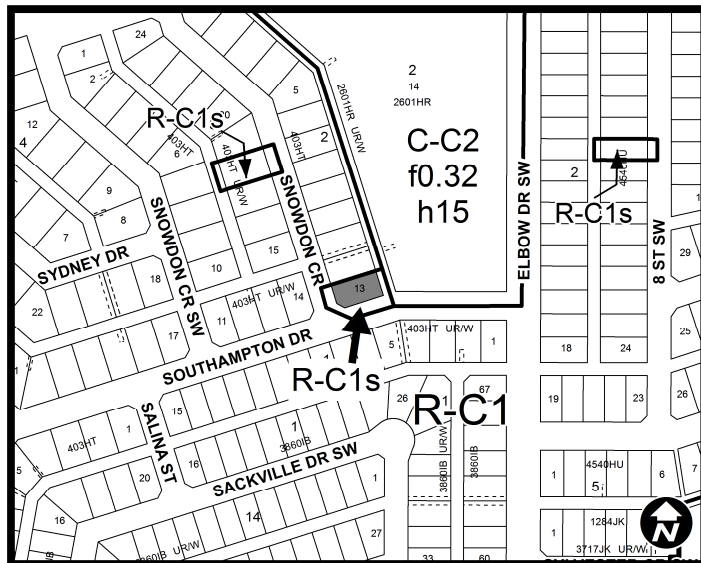
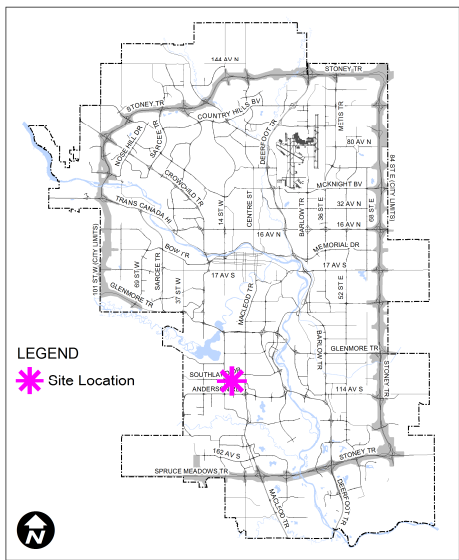
ATTACHMENT

1. Proposed Bylaw 146D2016
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 0.06 hectares \pm (0.15 acres \pm) located at 2 Snowden Crescent SW (Plan 403HT, Block 2, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

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Applicant:

Devon Wrede

Landowner:

Devon Wrede
Timothy Mason

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 18 metres by 34 metres in size. The parcel is developed with a single detached dwelling with an attached single-car garage that is accessed from Snowden Crescent. Single Detached Dwellings exist to the west, north and south with a commercial plaza located directly across the lane to the east.

LAND USE DISTRICTS

The proposed R-C1s district allows for a Secondary Suite or a Backyard Suite on parcels that contain a Single Detached Dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

It is anticipated that the parcel can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and amenity space provisions. If any relaxations are required, these may be considered at future development permit stage.

Approval of this land use application does not constitute the 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 additional building and/or development permit processes. A development permit will be required if there are any proposed relaxations or if a Backyard Suite is proposed.

LEGISLATION & POLICY

Municipal Development Plan (Statutory - 2009)

The parcel is located within a "Residential Developed – Established Area" as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, the proposal is consistent with MDP 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).

There is no local area plan for this area.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Snowden Crescent SW with access from both the front and rear lane. The area is served by Calgary Transit bus service with a bus stop for Route 3 located within 200 metres walking distance of the site on Elbow Drive SW.

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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a response stating that Southwood Community Association has no position on one-on-one applications.

Citizen Comments

Administration received 5 letters in opposition to this application. Some of the reasons for objection are included below:

- Parking issues;
- Lack of upkeep on property;
- Increase in traffic;
- Preference for an exclusively single family home neighbourhood;
- Increased crime and noise;
- Reduced value of surrounding homes;

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- Transient renters;
- Already abundant rental stock available in Calgary; and
- Increased density in areas not designed for it.

Public Meetings

No public meetings held.

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APPENDIX I

APPLICANT'S SUBMISSION

We feel that 2 Snowdon Cres SW would be an excellent home to rezone for the following reasons:

- Has a separate back door (entrance)
- Already has a private backyard parking stall
- It's a corner lot with tons of additional parking space that won't affect neighbours
- Already has separate laundry up & down
- Backs onto businesses / industrial
- Close to bus/transit (c-train)
- For the future it's one of the first homes you see driving into Southwood (on Southampton Dr) & cleaned up (renovated)
- Would bring value to community
- Good sized lot for two families
- Close to schools and shopping.

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APPENDIX II

LETTERS SUBMITTED

