

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTH OF SOUTHLAND DRIVE SW AND EAST OF ELBOW
DRIVE SW
BYLAW 169D2016

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Southwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 169D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 904 Sylvester Crescent SW (Plan 1284JK, Block 5, Lot 6) 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 169D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site.

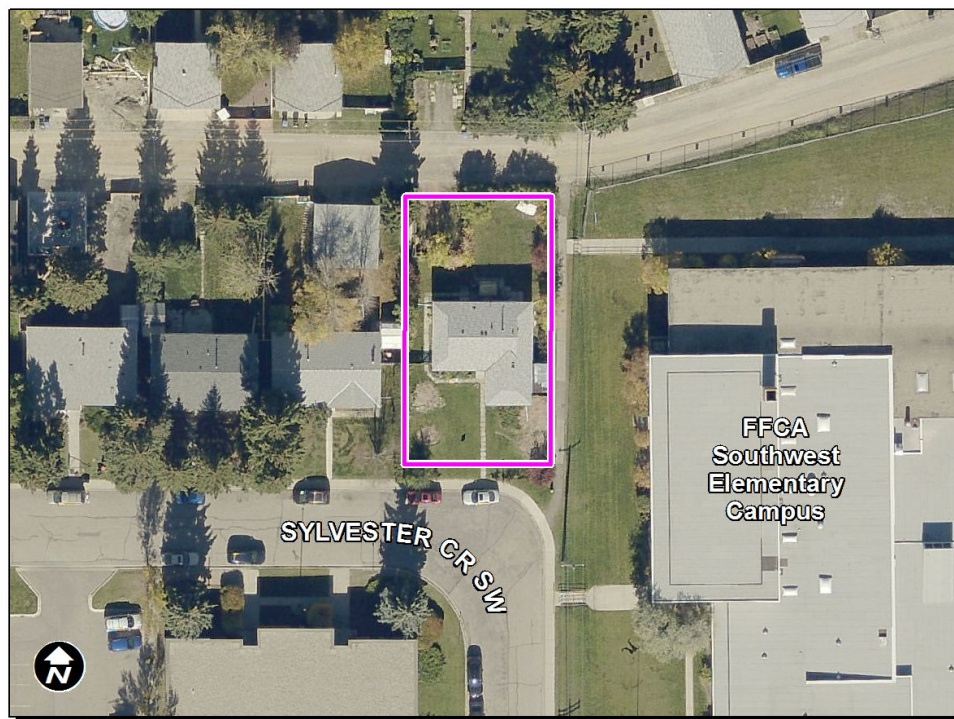
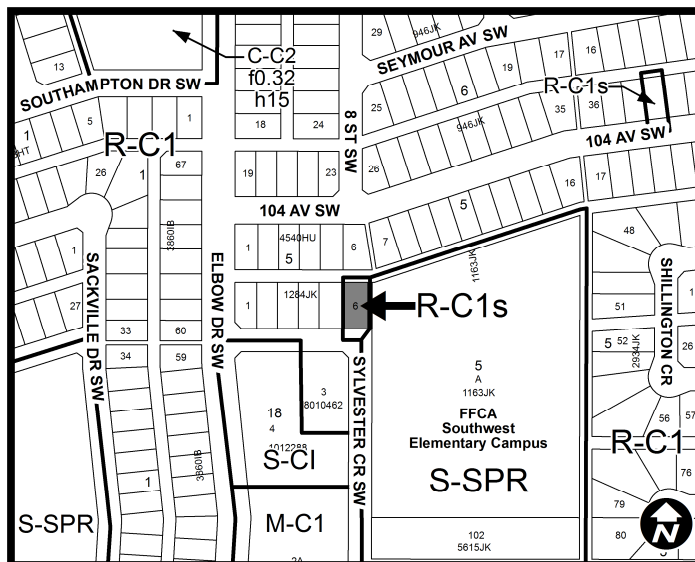
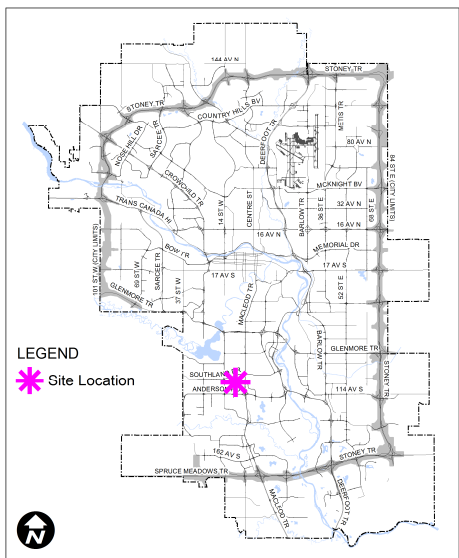
ATTACHMENT

1. Proposed Bylaw 169D2016

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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 (0.14 acres \pm) located at 904 Sylvester Crescent SW (Plan 1284JK, Block 5, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 7 – 0

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Applicant:

Ellergodt Design

Landowner:

Angella Lamarche

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Sylvester Crescent SW in a low density residential R-C1 setting in the community of Southwood. An elementary school exists directly east of the site, and a church is located on the southeast corner of Sylvester Crescent SW and Elbow Drive SW. There is also a multi-residential site located further south that accommodates a senior's housing facility. A junior high school is also located within walking distance to the west of Elbow Drive SW.

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 single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The site is 18.3 metres wide by 33.5 metres deep. The subject site meets the minimum R-C1s parcel size requirements. 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.

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 via the development permit process.

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).

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TRANSPORTATION NETWORKS

The parcel fronts onto Sylvester Crescent SW and is serviced by a rear lane. Vehicular access to the existing on-site parking is from the lane. Unrestricted on-street parking is also available along Sylvester Crescent SW. The parcel is located 170 metres walking distance from a northbound Calgary Transit Primary Transit Network bus stop for Bus Route 3 and 130 metres walking distance from a southbound bus stop for Route 3. The Southland LRT station is also located approximately 900 metres walking distance from the site.

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 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 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

No comments were received from the Southwood Community Association.

Citizen Comments

One letter of objection was received by Administration. The following concerns and comments were expressed:

- Increasing on street parking beside the Elementary school will increase the chances of car/child accidents;

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- The rear lane is very busy and poses a danger for children attending the elementary school next door; and
- Southwood should be maintained as an R-C1 community.

Public Meetings:

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this letter as a brief written description of the reasons the homeowner has for submitting this application and what reasons we have for approval.

Reasons for submitting application:

- Adding additional income by renting out secondary suite
- Single mother looking to add value to her home investment
- Adding a triple garage as well as an upper secondary suite while only using the footprint of the garage
- Existing Utility ROW's leave only a small area for both a garage and

Reasons for Approval:

- Proximity to Southland LRT station
- Proximity to Elbow Drive and ample public transit
- This property sides onto a school, fronts onto commercial and has single family on just one side and across the lane.
- Due to an approximate 4-5' drop at the rear of the lane, an above garage secondary suite will have a minimal impact on the home to the south of this lot.