

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHGLEN PLACE SW AND ELBOW DRIVE SW
BYLAW 119D2016

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, which contains an existing Single Detached Dwelling, does not have a Secondary Suite or a Backyard Suite at this time, and this application was not submitted as a 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 April 07

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 119D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 11011 Southglen Place SW (Plan 5319JK, Block 19, Lot 19) 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 119D2016.

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.

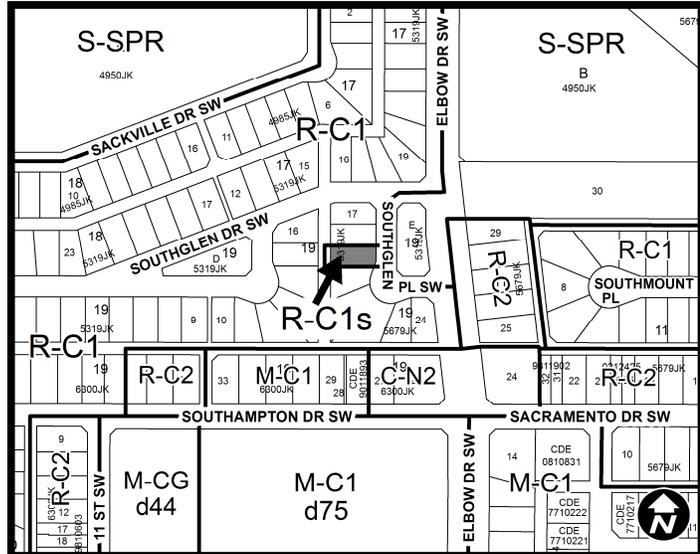
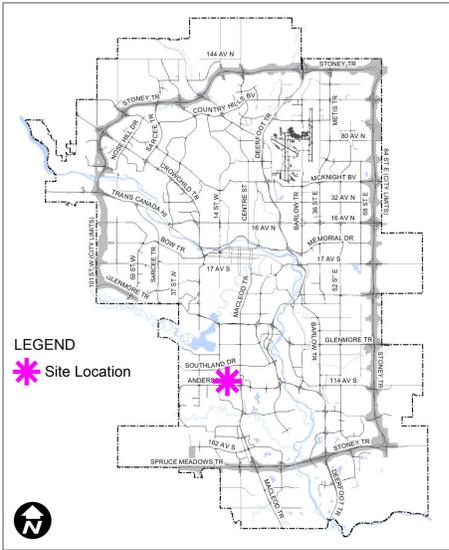
ATTACHMENTS

1. Proposed Bylaw 119D2016
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 0.05 hectares \pm (0.12 acres \pm) located at 11011 Southglen Place SW (Plan 5319JK, Block 19, Lot 19) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 9 – 0

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Applicant:

Dianne Roestel

Landowner:

Dianne Roestel

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the parcel is approximately 15.6 metres by 33.6 metres in size. The parcel is developed with a one storey single detached dwelling with a detached single car garage accessed from the rear lane. Single detached dwellings exist to the north, south, and west of the site across the lane. A small city owned park is located across Southglen Place SW to the east. Elbow Drive SW bounds the eastern edge of this park. Higher density residential and commercial developments are located on the next block to the south.

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).

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development/building permit process. The parcel conforms to all Land Use Bylaw 1P2007 requirements. A development permit is required if a Backyard Suite or a Secondary Suite that does not conform to all Land Use Bylaw 1P2007 requirements is proposed to be developed on the site. Otherwise only a building permit is required for a Secondary Suite that complies with Land Use Bylaw 1P2007 requirements.

LEGISLATION & POLICY

Municipal Development Plan (2009)

The site 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 site 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 Southwood.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Southglen Place SW with the rear lane allowing for principal vehicular access. The area is served by Calgary Transit bus service with bus stop locations within 100 metres walking distance of the site on Elbow Drive SW. The Anderson LRT Station is located approximately 1 kilometre walking distance to the south. On-street parking adjacent to the site is unregulated.

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 did not receive comments from the Southwood Community Association.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No comments received by CPC Report submission date.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying to the City of Calgary for redesignation of my property at 11011 Southglen Place SW from R-C1 to R-C1s.

The reason for my application is that the Southwood area is a safe and central location within the city offering many amenities and access ability to city transportation and within this exceptional community, the redesignation of my property would allow me the opportunity to offer Calgary's rental population a large, clean, and affordable one bedroom suite for rental purposes.

I am a single, aging Calgary homeowner that would greatly benefit from the supplement income the rental would produce for my retirement.

I hope you will consider the advantages the redesignation will offer for Calgary's rental pool.