

**LAND USE AMENDMENT  
SHERWOOD (WARD 2)  
SHERWOOD WAY NW AND SHERWOOD BOULEVARD NW  
BYLAW 92D2016**

**MAP 25NW**

**EXECUTIVE SUMMARY**

This land use amendment application proposes 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. The application was not submitted as a result of a complaint and the parcel does not contain a secondary suite at this time.

**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. This decision came into effect 2014 January 01.

**ADMINISTRATION RECOMMENDATION(S)**

2016 March 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 92D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 41 Sherwood Way NW (Plan 0313614, Block 1, Lot 39) 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 92D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s land use district allows for two additional residential uses of Secondary Suite, and Backyard Suite. These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood.

Furthermore, the following points support the application:

- Proximity to park;
- Proximity to regional pathway;
- Proximity to transit; and
- Proximity to regional commercial area.

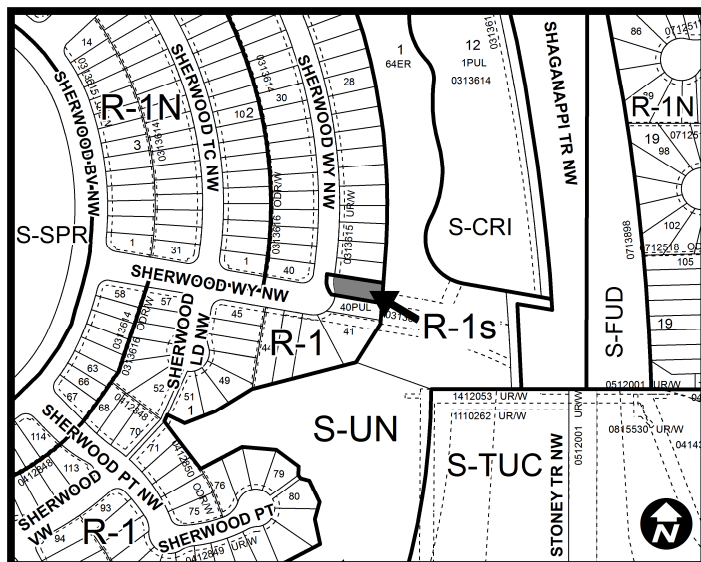
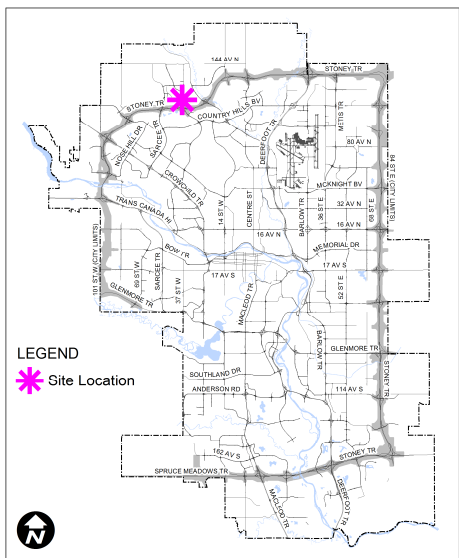
**ATTACHMENT**

1. Proposed Bylaw 92D2016

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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  $\pm$  (0.11 acres  $\pm$ ) located at 41 Sherwood Way NW (Plan 0313614, Block 1, Lot 39) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: M. Tita**

**Carried: 7 – 2**

Opposed: M. Foht and S. Keating

Reasons for Opposition from Mr. Foht:

- I opposed the change of use to allow to the secondary suite because of the lack of a rear lane. Rear lanes allow for additional parking, or garages to accommodate parking for the secondary suite.

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**Applicant:**

Thaer Salameh

**Landowner:**

Thaer Salameh

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-1 setting in the community of Sherwood, the parcel is developed with a single detached dwelling and attached garage with access from the street. Single detached dwellings exist adjacent to the parcel to the north, and across Sherwood Way NW to the west. A natural landform dedicated as environmental reserve is located adjacent to the parcel to the east.

**LAND USE DISTRICTS**

The proposed R-1s district has the ability to accommodate a secondary suite or backyard suite 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) and one additional discretionary use (backyard suite).

**Site Specific Considerations**

The subject site meets the minimum R-1s parcel size requirements with approximately 14.04 metres wide by 34.01 metres deep on one side and 35.41 metres deep on the other. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement (one stall for the single detached dwelling unit and one stall for the secondary suite) 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 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 or backyard suite) to be considered via the development permit process.

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP) (2009)**

The subject site is located within a *Residential, Developing-Planned Greenfield with Area Structure Plan (ASP)* area as identified on Map 1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP, including: *Housing diversity and choice* policies (Section 2.3.1) and *Planned Greenfield Communities* policies (Section 3.6.1).

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**Symons Valley Community Plan (OC2008)**

The Symons Valley Community Plan is the local area plan for Sherwood. The land use proposal is in keeping with Housing Diversity policies (Section 10.1.2).

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available via Sherwood Way NW, with no lane access. There are no parking restrictions on Sherwood Way NW or in the area.

The south bound bus stop for Routes 429, 703 and 819 is located at 350 metres walking distance from the site, while the north bound bus stop for Routes 429, 703, 804 and 819 is located 250 metres walking distance from the site. Both bus stops are located along Sherwood Boulevard NW.

**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 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.

**ENVIRONMENTAL SUSTAINABILITY**

This aspect would be determined at the Development Permit/Building Permit stage, and so is not applicable for this application.

**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:**

No comments were received by CPC submission date, despite a second attempt to contact, by Administration.

**Citizen Comments:**

No letters were received.

**Public Meetings:**

No meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

I am applying for a permit to turn my walk-out basement into a secondary suite, as I believe affordable housing is easily achieved through secondary suites. Secondary suites are a good solution both for times of economic hardships that may result in inconveniencing difficulties for finding inexpensive housing, and for the occurrence of economical prosperity when many new families are moving to Calgary seeking a start for their careers; some polls suggest that 85% of Calgarians support secondary suites. As Calgary needs more affordable, cost-effective housing for lower-income residents, and the Sherwood community being a new community with high demand on housing with recent multi-phase expansion projects (both renting and owning), secondary housing meets both scenarios effectively.

Our neighbours, both on either side of our house and across the street, were consulted and have all agreed that they don't have a problem with us having a secondary suite. The bus route doesn't go through our street, and the nearest bus stop is approximately two blocks away from our house. We have parking area in our garage and drive way that can accommodate up to 4 cars. We're seeking your approval to re-designate our land/house so that we can convert our walk-out basement into a secondary suite.

We are going to provide the secondary suite with all the safety measures to ensure safety, each room is having a window that can be opened easily from inside and can fit anyone to go through, the suite is going to be equipped with smoke and CO detectors, and they are connected to the other detectors in the house, the walk-out basement has its own exit leading to the outside.