

**LAND USE AMENDMENT  
WILDWOOD (WARD 8)  
45 STREET SW NORTH OF BOW TRAIL SW  
BYLAW 43D2016**

**MAP 24W**

**EXECUTIVE SUMMARY**

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to (R-C1s) to allow for a Secondary Suite.

This land use amendments is not a result of a complaint and a secondary suite does not currently exist.

**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 January 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 43D2016; and

1. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 52 – 45 Street SW (Plan 975HC, Block 24, 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 43D2016.

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements of the Land Use Bylaw (1P2007).

**ATTACHMENTS**

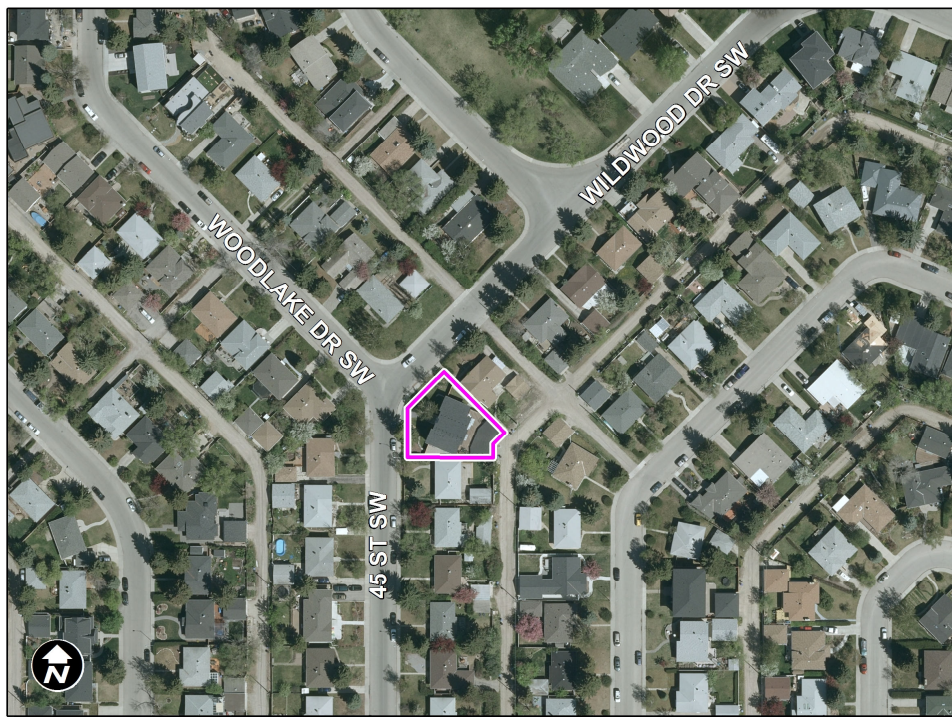
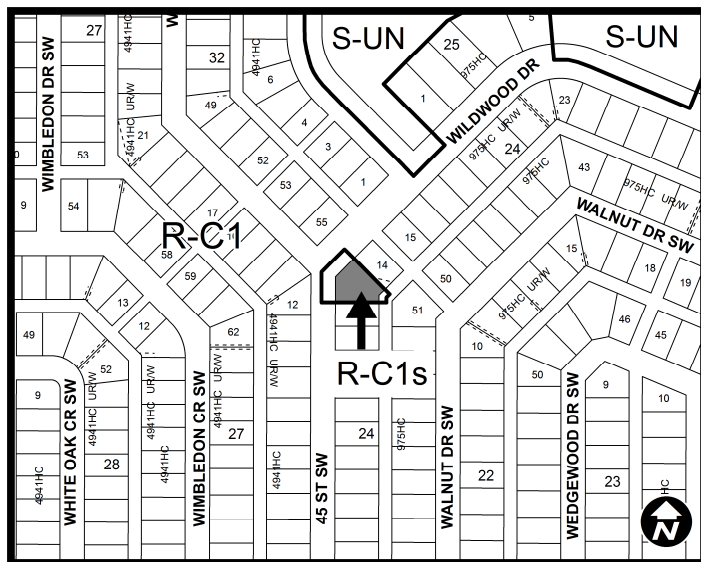
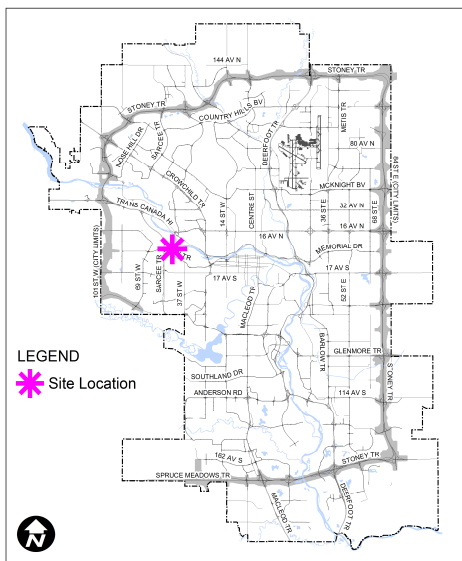
1. Proposed Bylaw 43D2016
2. Public Submissions



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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 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 52 – 45 Street SW (Plan 975HC, Block 24, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 8 – 0**



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**Applicant:**

Tracey McLeod

**Landowner**

Sandy Loutitt

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Wildwood, the site is approximately 24.5 metres wide by 32.9 metres deep. The parcel is developed with a single detached dwelling with a detached garage, accessed from the back lane. Single detached dwellings exist on all adjacent parcels. The closest transit stops are bus stops within 300 metres, located on Spruce Drive SW, which provides service to the Westbrook LRT station.

**LAND USE DISTRICTS**

The proposed R-C1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel.

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also 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 a secondary suite or backyard suite to be considered via the development or building permit process. If a secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

**LEGISLATION & POLICY**

The subject site is identified within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.



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- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

The subject site is not located within an area with an applicable Area Redevelopment Plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Spruce Drive SW.

Parcel is approx. 300 metres North of a route 93 bus stop which provides service to the Westbrook LRT station, when services the downtown core/ LRT, as well as the other LRT stations to the West

**UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

**ENVIRONMENTAL ISSUES**

An Environmental site assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The application was circulated to the Wildwood Community Association. Community association is opposed to this application (APPENDIX II).



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**Citizen Comments**

The application was circulated to adjacent landowners and was notice posted.  
Administration received twelve letters of opposition, summarized as follows:

- The size of the building will be too large, new residence will add to the growing traffic and parking problems along 45 Street and Woodlark Drive.
- The Wildwood community is designated as R-C1, not R-C1s and already opposed blanket rezoning of the community.
- An additional building at the back on top of the garages would create privacy issues to the bungalows behind.
- Concerns about drainage (existing and further potential problems if another dwelling is built).
- Not comfortable with the changing nature of the community as all homes are single family dwellings with a garage. The garages are being used as garages and not as secondary suites.
- Concerns about traffic and pedestrian safety.
- Concerns that the property is currently not maintained and this will continue with the additional suite.

**Public Meetings**

No public meetings were held



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am applying for Land Use Redesignation of my property located at 52 - 45 Street SW, Calgary.

Specifically, I would like to make application allowing me to have a secondary suite above my garage.

I am currently a single working parent. I would like to have full time assistance for the care of my children and would like to be able to provide a separate residence for them on my property.

The intention is to build a suite covering a portion of the garage, providing ample amenity space for them on the garage. The garage is large enough to provide parking for them, so this would not pose a problem either.



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**APPENDIX II**

**LETTERS SUBMITTED**

**Wildwood Community Association**

P.O. Box 34161 RPO Westbrook Postal Outlet  
Calgary, AB T3C 3W2

January 8, 2016

Circulation Controller  
Planning, Development and Assessment #8201  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

Attention: Jyde Heaven

Re: Land Use application LOC2015-0200 52 45<sup>th</sup> Street SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing RC-1 context and respects people in our community.

We have reviewed the above application which is the third DR for this property in the last two years and would like to submit our comments. We have been in communication with many directly affected neighbours. This land use application is causing many concerns among the neighbours and referenced by some of the negative emails you have already received. The Community Association would also like to make it clear that we are opposed to this rezoning. Some of our reasoning is listed below:

1. 95% of Wildwood residents who expressed an opinion on the Secondary Suite Bylaw, defeated in 2015, opposed the rezoning of any Wildwood properties from R-C1 to R-C1s.
2. A two storey Garage Suite is the most inconsistent built-form relative to neighbouring properties and the neighbourhood in general.
3. There is no precedent approval for this built form in Wildwood and specifically DP 2014-1788 rejected this built form.
4. A two storey Garage Suite is the most intrusive form of Secondary Suite:
  - a. Adds to alley traffic.
  - b. Alley way is not designed to accommodate visitor parking.
  - c. Visitor parking would add to street parking
  - d. Suite overlooking would reduce rear yard privacy for at least 4 adjacent residences.
  - e. Increased shadowing would affect 3-4 adjacent residences.
5. The incremental Application approach to development of this property has already resulted in development relaxations that would not have been granted in a single Application.

WCA does not support this application. We know that the submission of drawings is not required at this time but we do not want to have an approval of rezoning without seeing the resultant buildings. We hope our comments receive fair consideration from the Board in its deliberations on this matter. Please keep the WCA advised of further progress with this Application. We are prepared to provide further feedback and support with regard to contextual and local knowledge.

Thank you.



Robyn Birdsell  
Wildwood Development Committee

J. Heaven