

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTH OF SOUTHLAND DRIVE SW AND EAST OF ELBOW
DRIVE SW
BYLAW 54D2016

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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.

ADMINISTRATION RECOMMENDATION(S)

2016 February 11

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 54D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10308 – 8 Street SW (Plan 573JK, Block 3, Lot 3) 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 54D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be 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.

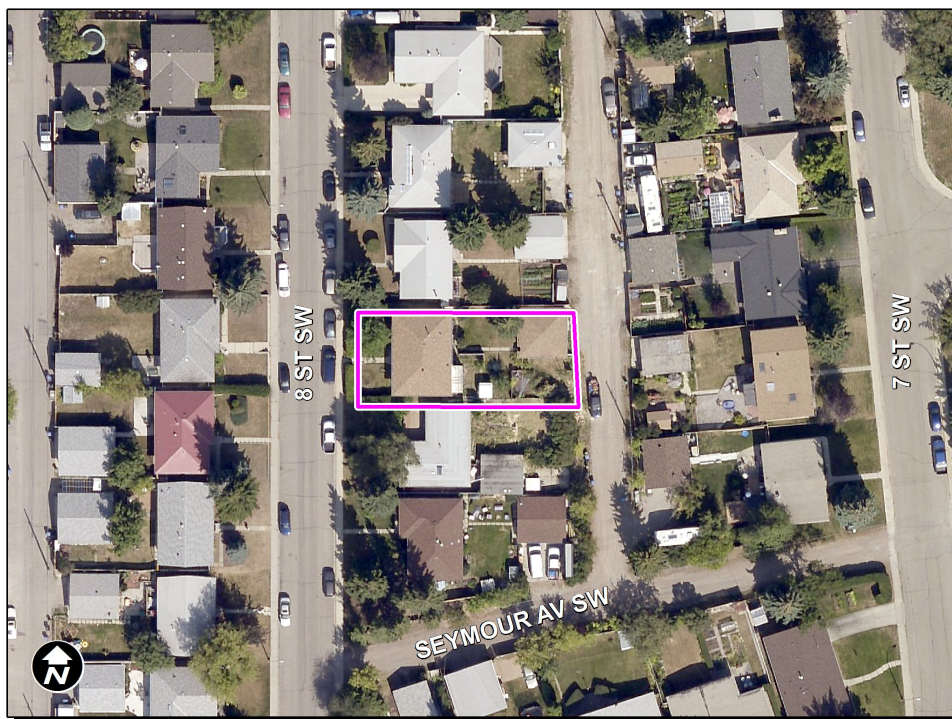
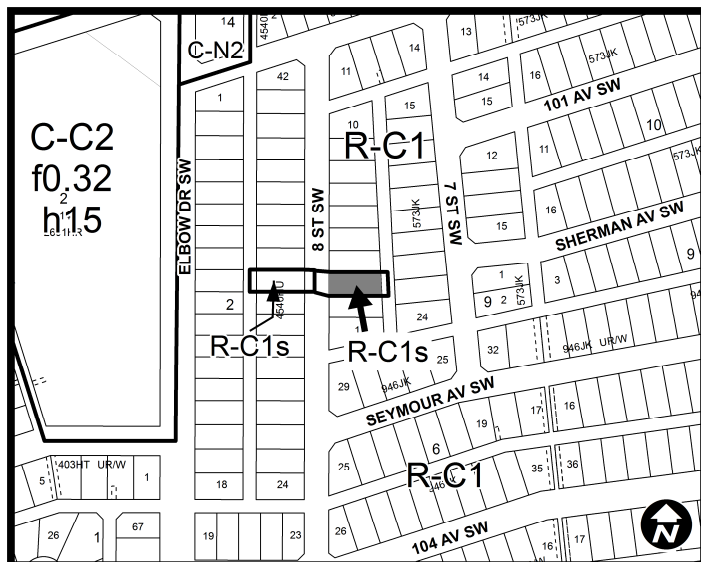
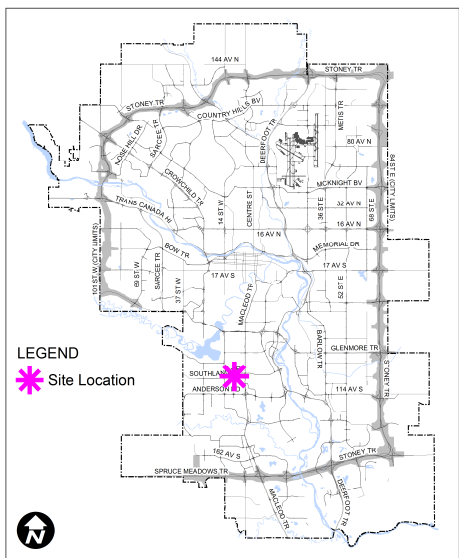
ATTACHMENTS

1. Proposed Bylaw 54D2016
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 10308 – 8 Street SW (Plan 573JK, Block 3, Lot 3) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant:

John Trinh & Associates

Landowner:

Ibrahim Kirmizigul

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 16 metres wide by 36 metres deep. The parcel is developed with a single detached dwelling with detached garage accessing the rear lane. Single detached dwellings exist to the north, south and east of the parcel. There is one single detached dwelling with secondary suite directly across the street on 8 Street SW.

The parcel is approximately 260 metres from a Primary Transit Network bus stop.

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 subject site meets the minimum R-C1s parcel size requirements. As such, 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. 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) 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).

There is no Local Area Plan for Southwood.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 8 Street SW with vehicular access to the existing attached garage via the rear lane. This lot is within the "N" Residential Parking Zone. The area is served by Calgary Transit with a bus stop located 350 metres walking distance from the site along Elbow Drive SW. The number 3, 16, 56, 79, 80 and 84 bus routes stop at this location. The Southland LRT Station is located 600 metres from this site location.

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 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 received.

Citizen Comments: no comments received.

Public Meetings: no meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying to have the zoning amended on my property to allow for a backyard suite.

The city of Calgary has a focus on bringing the secondary suites that exist today up to minimum safety standards. However to really correct this problem there also needs to be focus on being proactive in allowing for new legal backyard suites. Otherwise illegal suites that do not meet minimum safety code will continue to be a problem. Those who oppose backyard suites in Calgary have voiced concerns over them being unsafe. I want to actively participate in reducing these concerns by developing a backyard suite in my property following the correct steps laid out by the city and following all proper safety standards. I would like to be able to provide a space that is city approved to future tenants as well. By having the zoning on my property changed, it allows for the city to have more control over the whether backyard suite safety codes are being met.

Allowing backyard suites across the city is about allowing homeowners more choice around their property. It supports young families, students, seniors and professionals a variety of housing options and adds to a diverse sense of community which are fundamentals to supporting complete communities – a key goal for the City of Calgary. They are actually a piece of the larger puzzle of growing a city where there is a place for everyone in our communities.

My property is specifically located directly beside the southland C-train station which is about 10 min walk. Mixed land uses near transit contribute to a healthy city. Transit supports communities by considering that density, and should be organized in communities to take advantage of transit services. This is a fantastic neighbourhood, and essentially I have a space that I can hopefully offer to rent that will benefit future tenants.

This change would also benefit me and my children as well. I would allow me to supplement my income, invest in my future and my children's future, saving for their education and planning for retirement. I am a responsible homeowner and that will extend into being a mindful and sensible landlord.