

**LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016**

MAP 25NW

EXECUTIVE SUMMARY

This land use amendment application seeks 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 suite does not currently exist, although the basement is developed. There are no complaints for illegal dwelling units on file. The subject site has a front attached garage that can accommodate the required parking on site. It is accessed from Sherwood Rise NW.

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 February 25

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 71D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 132 Sherwood Rise NW (Plan 0813103, Block 7, Lot 19) 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 71D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district allows for two forms of secondary suite uses (Secondary Suite and Backyard Suite) which are compatible and complementary with the character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and the Symons Valley Community Plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007. Specifically, this parcel meets the lot width, depth, and area requirements, can provide the required parking on-site, and is located within 400 metres walking distance to a bus stop on Sherwood Boulevard NW.

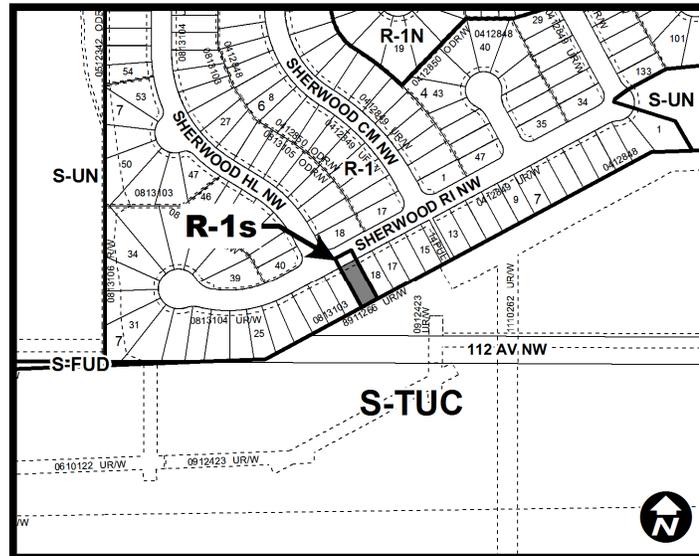
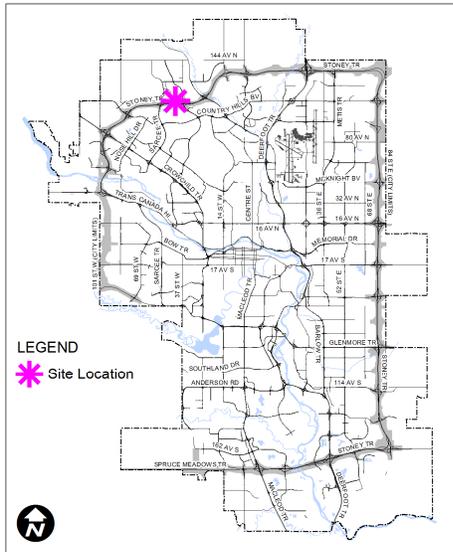
ATTACHMENT

1. Proposed Bylaw 71D2016

LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016

MAP 25NW

LOCATION MAPS



LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016

MAP 25NW

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 132 Sherwood Rise NW (Plan 0813103, Block 7, Lot 19) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: J. Gondek

Carried: 6 – 0

LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016

MAP 25NW

Applicant:

John Trinh & Associates

Landowner:

Hassan H Virani

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – One Dwelling (R-1) district in the community of Sherwood. Stoney Trail NW and the Transportation and Utility Corridor are immediately south of the parcel. To the north, east, and west are other low density residential buildings. The site has pathway access to the Beacon Hill Centre (approximately a 1.0 kilometre walk).

The subject parcel is able to meet the length, width, and area requirements of the Land Use Bylaw 1P2007. It has a double attached garage to accommodate the required parking on site and is accessed off Sherwood Rise NW.

LAND USE DISTRICTS

The proposed Residential – One Dwelling (R-1s) District is intended to accommodate a secondary suite on a parcel containing a Single Detached Dwelling. The district adds two additional uses: Secondary Suite (permitted use) and Backyard Suite (discretionary use).

The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developing Residential Area and more specifically the Planned Greenfield with Area Structure Plan as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP such as Housing Diversity and Choice policies (Section 2.3.1).

Symons Valley Community Plan (2001)

The land use proposal is in keeping with the policies of Symons Valley Community Plan which supports alternative housing forms such as secondary housing (studio suites, accessory suites) in order to meet the needs of different income groups and lifestyles (policy 10.1.2).

**LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016**

MAP 25NW

TRANSPORTATION NETWORKS

Vehicle access to the subject site is off Sherwood Rise NW. Parking for two vehicles is available in the existing front attached garage. The area is served by Calgary Transit (currently Route 429, and several school-specific routes). There is a bus stop located on Sherwood Boulevard NW, which is within a 400 metre walk of the subject property.

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.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental features provided in this application.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No community association comments were received by CPC report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
SHERWOOD (WARD 2)
EAST OF SHERWOOD HILL NW AND SHERWOOD RISE NW
BYLAW 71D2016

MAP 25NW

APPENDIX I

APPLICANT'S SUBMISSION

I am applying to have the zoning amended on my property to allow for a secondary 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 secondary suites. Otherwise illegal suites that do not meet minimum safety code will continue to be a problem. Those who oppose secondary suites in Calgary have voiced concerns over them being unsafe. I want to actively participate in reducing these concerns by developing a secondary suite in my home following all 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 secondary suites safety codes are being met.

My property is specifically located near Beacon Hill shopping centre. Mixed land uses near the shopping centre contribute to a healthy city and also the economy. Shopping centre supports communities by bringing people together and we should take advantage of it. This is a fantastic neighbourhood, and essentially I have a space that I can hopefully offer to rent that will benefit future tenants.

I have had conversations with my neighbours, who have showed their support and do not have concerns with the addition of a secondary suite.