

**Land Use Amendment in Wildwood (Ward 8) at 5555 Edworthy Street SW,
LOC2021-0131**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.40 hectares ± (2.47 acres ±) located at 5555 Edworthy Street SW (Plan 9211612, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to maintain a minimum parcel area, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a secondary suite and maintain the 1.4 hectare parcel size.
- The proposed DC District, based on the Residential – Contextual One Dwelling (R-C1) District, is compatible with the adjacent land use and conforms to relevant *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposal would allow for more choice in the types and affordability of housing available and can promote more efficient uses of existing infrastructure.
- Why does this matter? The redesignation will allow the landowner to apply for the relevant permits to allow for a secondary suite.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by CityTrend on 2021 August 26 on behalf of the landowner, Jennifer Guillemaud. As per the Applicant Submission (Attachment 3), the applicant is seeking to change the current land use designation to allow for a secondary suite as a permitted use on the site. Council recently approved a similar DC District on a neighbouring parcel. Council determined that a refund for the application was warranted, as it was adding secondary suite as a use, and Administration has requested a refund for this application as well.

The 1.40 hectare parcel in the community of Wildwood is currently developed with a single detached dwelling with driveway access from a private road through Edworthy Park.

The existing DC District is based on the R-1 Residential Single-Detached District of Bylaw 2P80 and does not allow for secondary suites. This land use amendment application proposes a new DC District based on the R-C1 District of Bylaw 1P2007. The R-C1 District allows Secondary Suites (basement suites) or Backyard Suites on parcels developed with single detached dwellings.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
 Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the community association was appropriate. It was determined that no outreach was needed as the only direct neighbour has the identical DC District to what is being proposed.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised [online](#).

Administration received one response from an adjacent landowner concerned about maintenance of the access road to the site.

The application was circulated to the Wildwood Community Association and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised

IMPLICATIONS

Social

The proposal would allow for a secondary suite on the site, which may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the Climate Resilience Strategy.

Economic

This proposal would enable a secondary suite to be developed on this site, providing additional housing opportunities on the site.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control (DC) District
3. Applicant Submission

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform