

LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
BIRCH CRESCENT SE AND 28 STREET SE
BYLAW 26D2016

MAP 9E

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 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.

ADMINISTRATION RECOMMENDATION(S)

2016 January 14

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 26D2016; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 2052 Birch Crescent SE (Plan 2487HJ, Block 1, Lot 4) 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 26D2016.

REASON(S) FOR RECOMMENDATION:

The proposed 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.

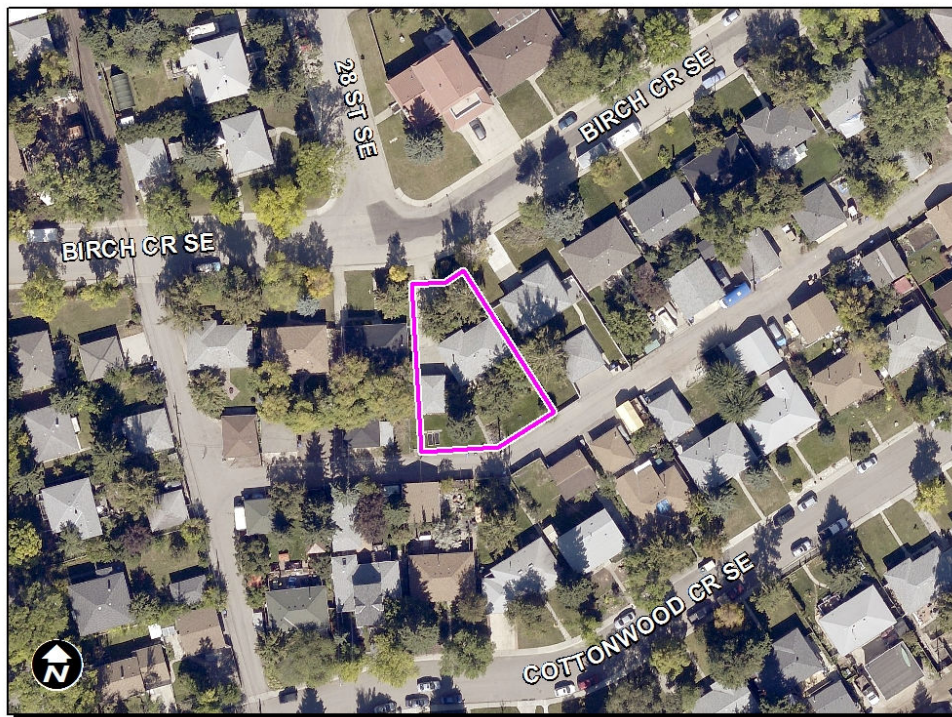
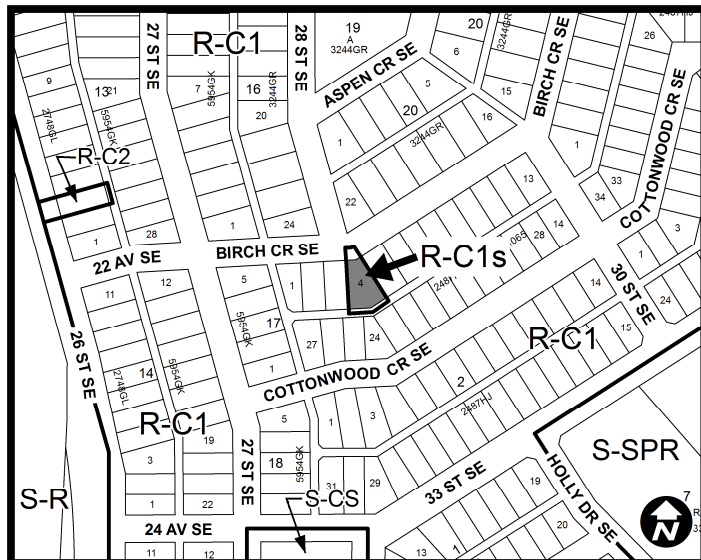
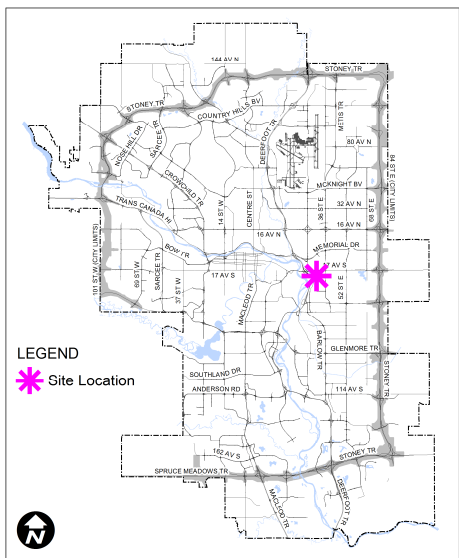
ATTACHMENT

1. Proposed Bylaw 26D2016
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 (0.18 acres \pm) located at 2052 Birch Crescent SE (Plan 2487HJ, Block 1, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita

Carried: 9 – 0

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Applicant:

Jean Darius

Landowner:

Jean Darius
Melanie Prefontaine

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southview, the site is pie-shaped and according to Land Use Bylaw parcel measurements, is approximately 22 metres wide by 35 metres deep. The parcel is developed with a single detached dwelling and detached garage with access from the street. Single detached dwellings exist adjacent to the parcel to the east and west, across Birch Crescent SE to the north and across the lane to the south.

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) and one additional discretionary use.

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 Southview.

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TRANSPORTATION NETWORKS

Access to the parcel is via Birch Crescent SE. Lane access is provided from 27 Street SE and 30 Street SE.

The parcel is an approximately 650 meter walk from the Primary Transit Network (Route 1). The parcel is also serviced by Route 57 (Erin Woods/McCall Way) that provides access to the LRT network. The bus stop for Route 57 is approximately 460 metres from the parcel.

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.

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: no comments were received.

Citizen Comments: The applicant obtained signatures from eight neighbours stating they do not object to the construction of a secondary suite.

Administration received one response in opposition of the application. Reasons stated for opposition are summarized as follows:

- Parking issues; and
- View that current maintenance of property is lacking.

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

APPENDIX I

APPLICANT'S SUBMISSION

We are writing this letter in relation to our recent zoning re-designation for the above noted address for the purpose of developing a Secondary Suite. Since moving into the Southview in 2008, we knew we were home. As members of the Community Association, my wife and I have diligently worked on plans to improve the standard of living in the community by designing a home unlike any other in the community, thus attracting similar like-minded young families to this unknown gem. We feel that the best way to achieve this is by undertaking a significant renovation that will improve the curb appeal and to utilize available unused space on the property, thus creating a secondary suite that is within proximity to the city centre and nearby post-secondary institutions. The suite would be constructed over-top a newly built, a standard-sized, double car garage that will be accessible from the laneway. The structure would be erected on the south west corner of our lot, currently occupied by two vegetable gardens. The existing garage will be demolished and the area re-landscaped. Because our backyard is significantly large, and on a hill, the roof of the suite itself would sit well below the roof line of the actual house. Due to the age of the community, electricity, telephone and cable is supplied over-head and easily accessible. Our plan is to tie into the existing sewer line at the house if permitted. All utilities will be separate and self-contained within the suite, and parking will be provide both within the garage and on the pre-existing (expansive) driveway if need be.

Our proposed plan would be trend setting for our community. With the new Green Line construction scheduled to begin in the spring of 2016, the popularity of Southview and its neighboring communities experiencing a positive turn around, and a return of the youth as the seniors relocate to assisted living facilities. This project will increase property values in our community and set us on a trend similar to that of Inglewood and McKenzie Town. With your approval, you would be encouraging the movement towards something great!

Thank you very much for your consideration!