

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
104 AVENUE SW AND SACRAMENTO DRIVE SW  
BYLAW 27D2016

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.

**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 27D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 631 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 26) 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 27D2016.

**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.

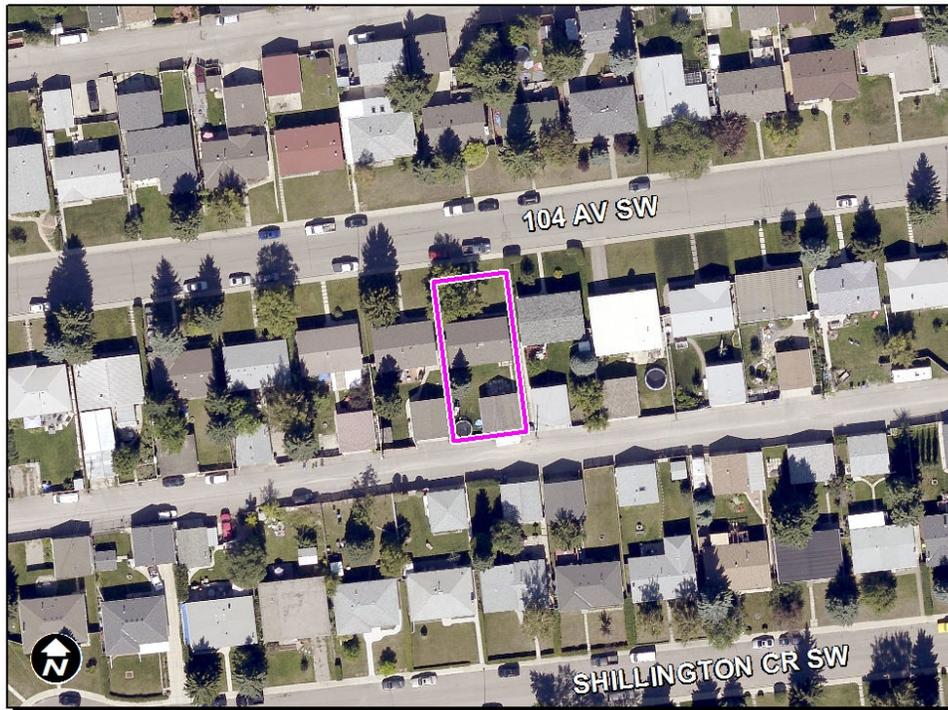
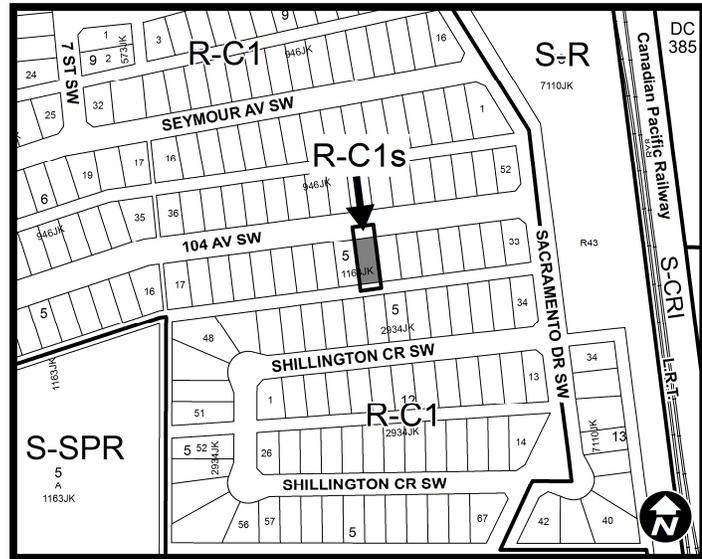
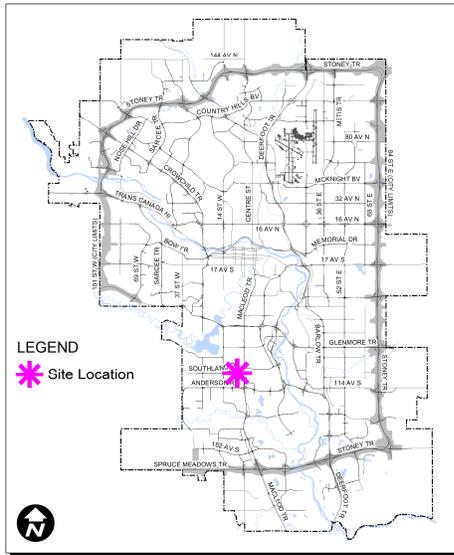
**ATTACHMENT**

1. Proposed Bylaw 27D2016
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 ± (0.12 acres ±) located at 631 – 104 Avenue SW (Plan 1163JK, Block 5, Lot 26) 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:**

Sara Karimiavval

**Landowner:**

Sara Karimiavval  
Farhad Khadem Fasghandis

## **PLANNING EVALUATION**

### **SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 15.5 metres wide by 33.5 metres deep. The parcel is developed with a single detached dwelling and detached garage with access from the lane. Single detached dwellings exist adjacent to the parcel to the east and west, across 104 Avenue 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 Southwood.

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## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from 104 Avenue SE with vehicular access to the existing detached garage via Sacramento Drive SW. Unrestricted on-street parking is permitted in the area.

The Southland LRT Station is located approximately 500 metres from the parcel. Additionally, a Primary Transit Network bus stop is located 500 metres walking distance from the site along Elbow Drive SW.

## **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**

The Southwood Community Association indicated that they have no standing position on Secondary Suites in Southwood.

### **Citizen Comments**

Administration received three responses in support of the application. Reasons stated for support are summarized as follows:

- No assigned parking;
- Desire for all people to have affordable housing;
- Desire for secondary suites to help people with their mortgages; and
- Regulated suite preferable.

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Administration received four responses in objection to the application. Reasons stated for objection are summarized as follows:

- Existing multi-family investment opportunities;
- Want neighbourhood to remain as R-C1 community; and
- Opposed to change in zoning.

One letter with no objection was also received by Administration.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We are registered owners of the above mentioned property; we would like to apply to change the land use designation of our property.

Right now I have my own business and working from home and my husband has no job since our home is located walking distance to all amenities incl. Public transit, shopping, park and schools, having a secondary suite would provide financial help paying our mortgage.