

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
104 AVENUE SW AND SACRAMENTO DRIVE SW
BYLAW 28D2016

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 28D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 720 – 104 Avenue SW (Plan 946JK, Block 6, Lot 39) 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 28D2016.

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.

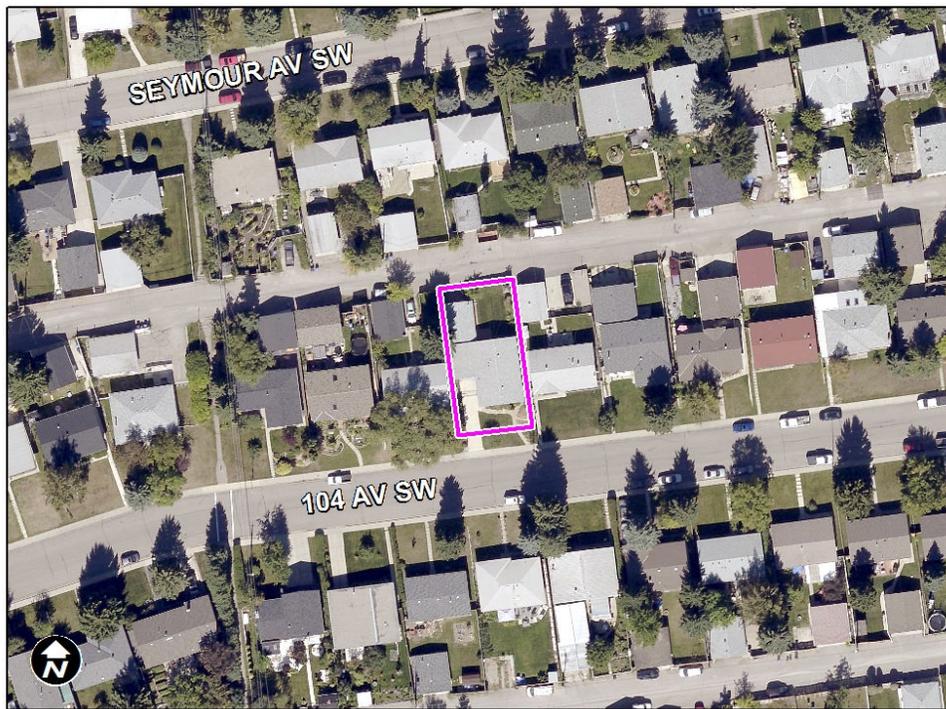
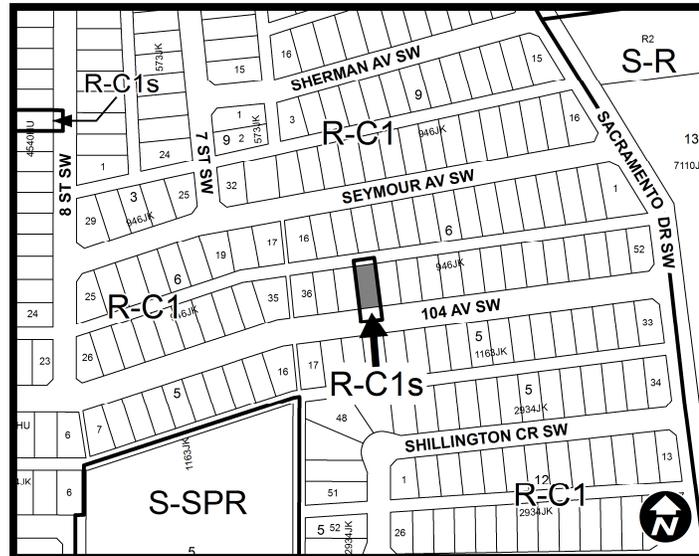
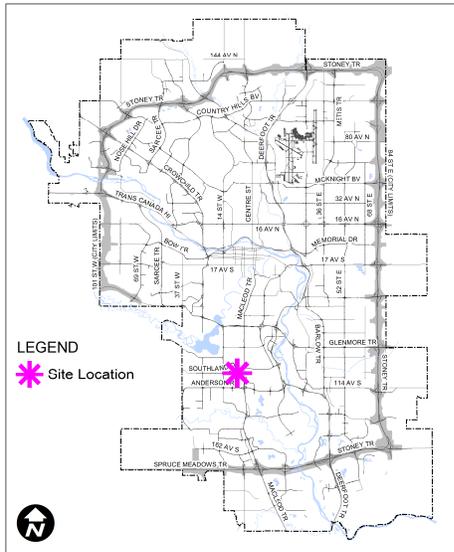
ATTACHMENT

1. Proposed Bylaw 28D2016
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 0.04 hectares ± (0.10 acres ±) located at 720 – 104 Avenue SW (Plan 946JK, Block 6, Lot 39) 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:

Sheida Hanifi

Landowner:

Sheida Hanifi
Mehdi Ahmari

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 31 metres deep. The parcel is developed with a single detached dwelling with a carport with access from the street and a 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 south and across the lane to the north.

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 SW with vehicular access to the existing detached garage via 8 Street SW and Sacramento Drive SW. A car port and driveway are accessed from 104 Avenue 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 360 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 four 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;
- Opposed to change in zoning; and
- Issues with on-street parking.

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'm staying home to take care of my kids and 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 pay our mortgage.