

CITYTREND

Land Use Redesignation

5555 Edworthy Street S.W.

8-25-2021





Application Submission

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Site Plan



1.0 Application Summary

Proposal

CITYTREND has been retained to submit a land use application for the redesignation of 5555 Edworthy Street S.W. ("Subject Site") from Direct Control 58Z91 to a proposed Direct Control Bylaw to accommodate for a backyard suite.

A land use redesignation took place in 2021 at 5600 Edworthy Street S.W. (property to the north of the Subject Site) to accommodate for a secondary suite. The original land use for 5600 Edworthy Street S.W. was Direct Control Bylaw 58Z91 and was changed on April 12, 2021 to Direct Control Bylaw 39D2021. This land use redesignation application is seeking the same change; to accommodate a backyard suite.

General Information

1. Municipal Address: 5555 Edworthy Street S.W.
2. Community: Wildwood
3. Political Boundary: Ward 8
4. Councillor: Evan Woolley

APPLICANT: CITYTREND	OWNER: Jennifer Guillemau
CURRENT DEVELOPMENT: Single Detached Dwelling	

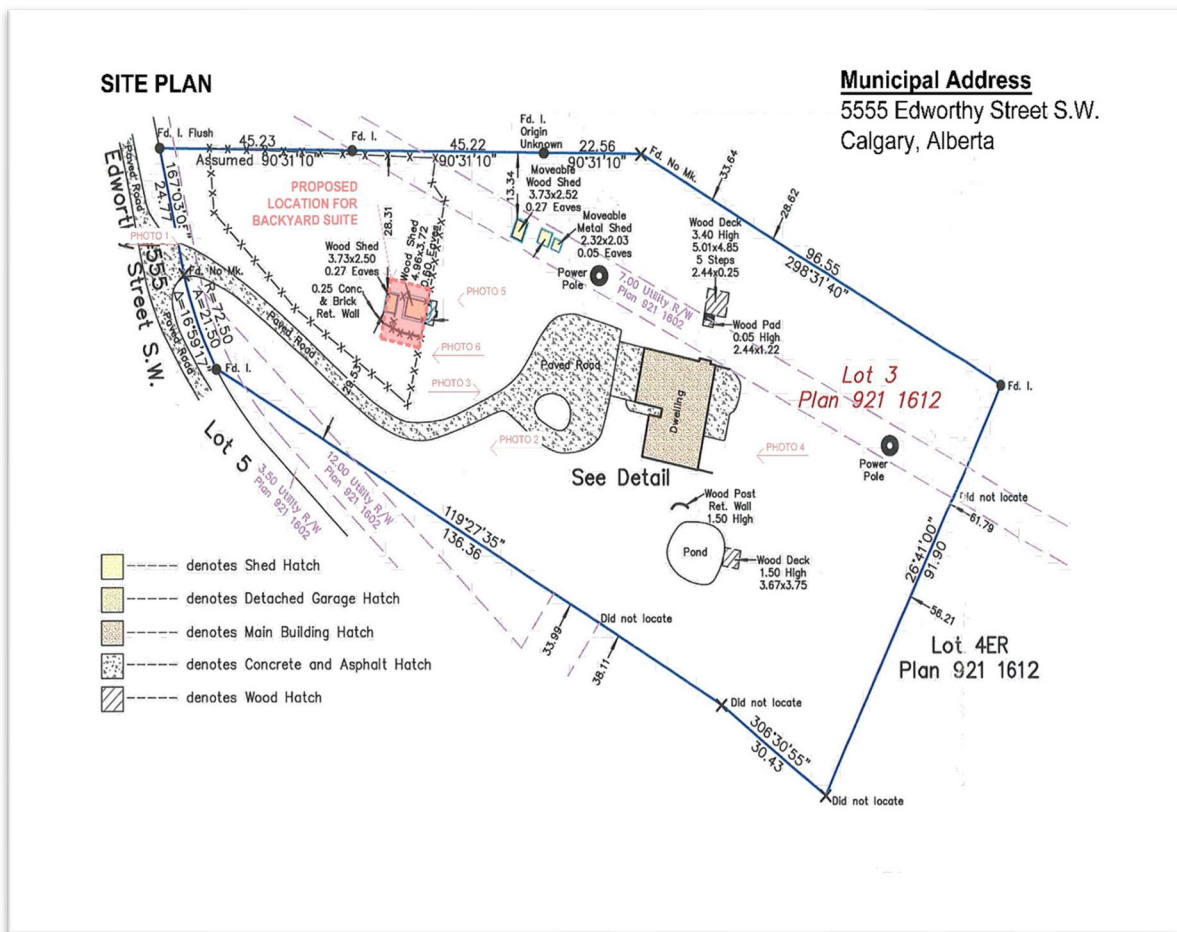
A pre-application request (PE2021-02185) was made. The meeting was held with the File Manager that reviewed and processed the amendment for the redesignation at 5600 Edworthy Street S.W. We explained that this proposed land use redesignation application has a similar rationale as the Direct Control Bylaw that was approved earlier this year. Furthermore, any development that will occur as a result of this land use change, will be well within the boundaries of the Subject Site and as a result will not have any negative impacts on the urban forest.



2.0 Planning Evaluation

This land use application proposes to redesignate 5555 Edworthy Street S.W. from Direct Control Bylaw 58Z91 to a proposed Direct Control Bylaw, to accommodate a backyard suite on the Subject Site. The general location of the future backyard suite is illustrated below, in red.

Site Plan: 5555 Edworthy Street S.W.





Site Details

The Subject Site is located in the SW quadrant of the City of Calgary at 5555 Edworthy Street S.W. The 1.404 hectares (3.47 acres) is well treed and is currently developed with a single detached dwelling and five small sheds. The Subject Site is accessed from a private road that cuts through an Urban Nature District, which also provides access to two additional residential parcels. There is currently no other access to the Subject Site, except via the private road noted above.

Surrounding Land Use Districts

The following City of Calgary Development Map identifies the land use districts surrounding the Subject Site. The Subject Site is identified with a small black dot.

City of Calgary Development Map

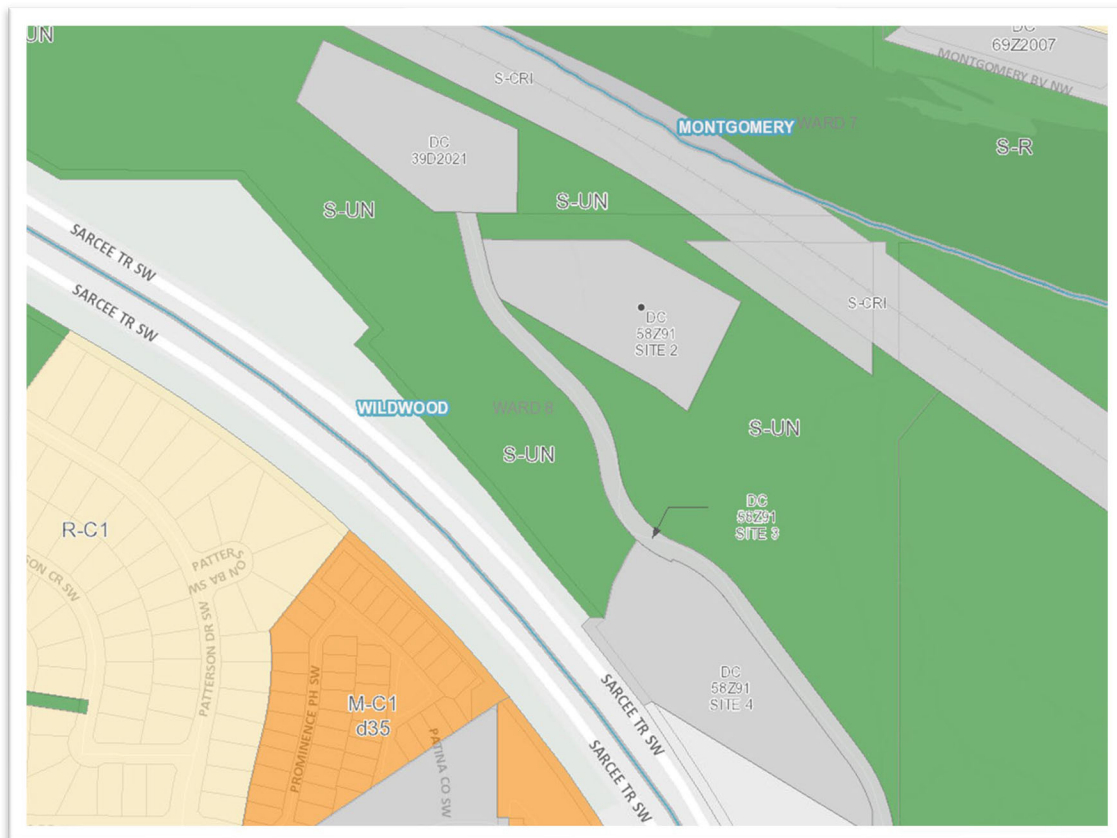


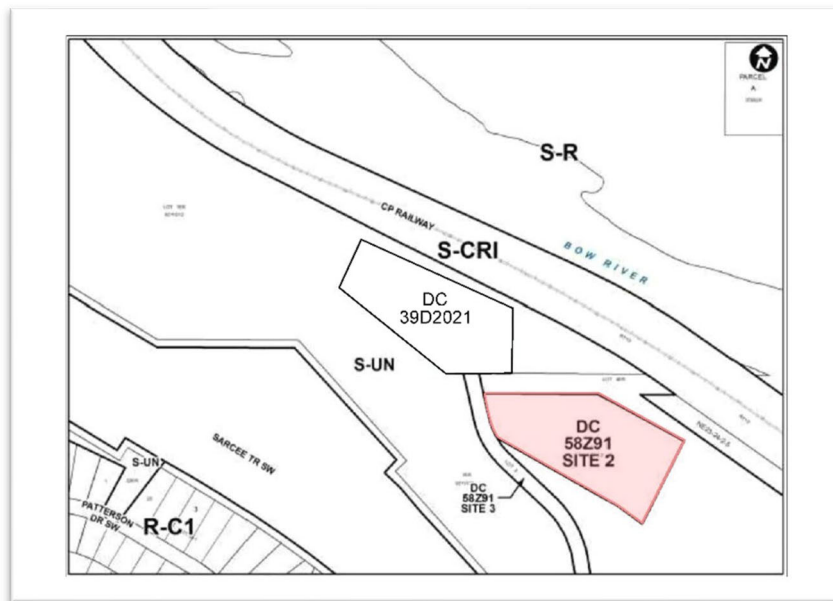


Table 1: Land Use Districts

North:	<p>S-UN: Special Purpose – Urban Nature District</p> <p>Direct Control Bylaw No. 39D2021 (Residential parcel with single detached dwelling)</p> <p>S-CRI: Special Purpose – City and Regional Infrastructure District (CPR Tracks)</p> <p>Bow River</p>
South:	<p>S-UN: Special Purpose – Urban Nature District</p> <p>Direct Control Bylaw No. 58Z91 (Residential parcel Site 4 with single detached dwelling)</p> <p>Sarcee Trail SW</p>
East:	<p>S-UN: Special Purpose – Urban Nature District</p> <p>S-CRI: Special Purpose – City and Regional Infrastructure District (CPR Tracks)</p> <p>Bow River</p>
West:	<p>S-UN: Special Purpose – Urban Nature District</p> <p>Sarcee Trail</p>

Land Use Bylaw Map

This Map identifies the Subject Site as Site 2 highlight in red.



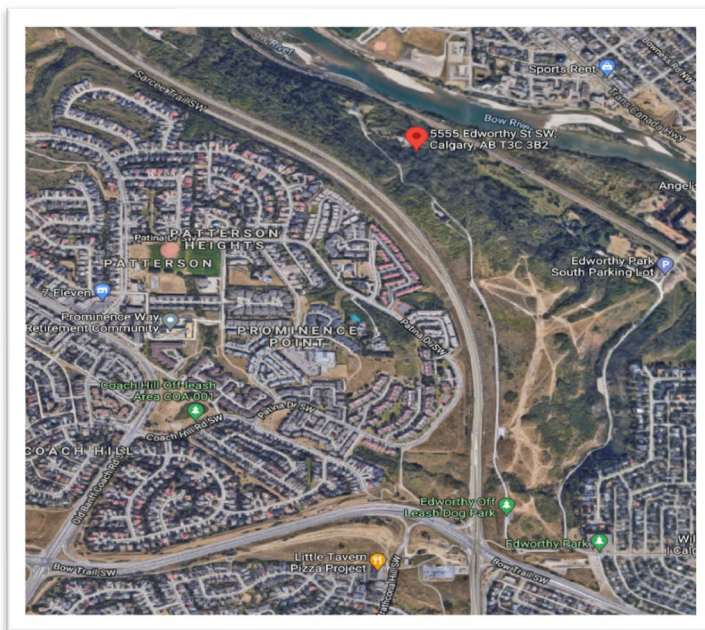


Community Context

The Subject Site is located in the community of Wildwood and is bounded by the Bow River to the north and Sarcee Trail to the south. Surrounding the Subject Site is a densely wooded area that is designated as Special Purpose – Urban Nature District. Surrounding the Subject Site are large open green spaces that consist of Edworthy Park walking trails and an off-leash dog park.

Subject Site

Notated and outlined in red.





Photographs of the Subject Site & Surrounding Area
(photos 1 through 6 are indicated on the attached Site Plan)

Photo 1 (Left)

Looking south on Edworthy Street S.W. (private access road)

- Driveway entrance to the Subject Site (left roadway) and Edworthy Street S.W. (right roadway)

Photo 2 (Right)

Looking north from the driveway on the Subject Site

- Driveway exit





Photographs of the Subject Site & Surrounding Area

Photo 3 (Left)

- Looking south toward the single detached dwelling on the Subject Site

Photo 4 (Right)

- Looking north toward the single detached dwelling on the Subject Site





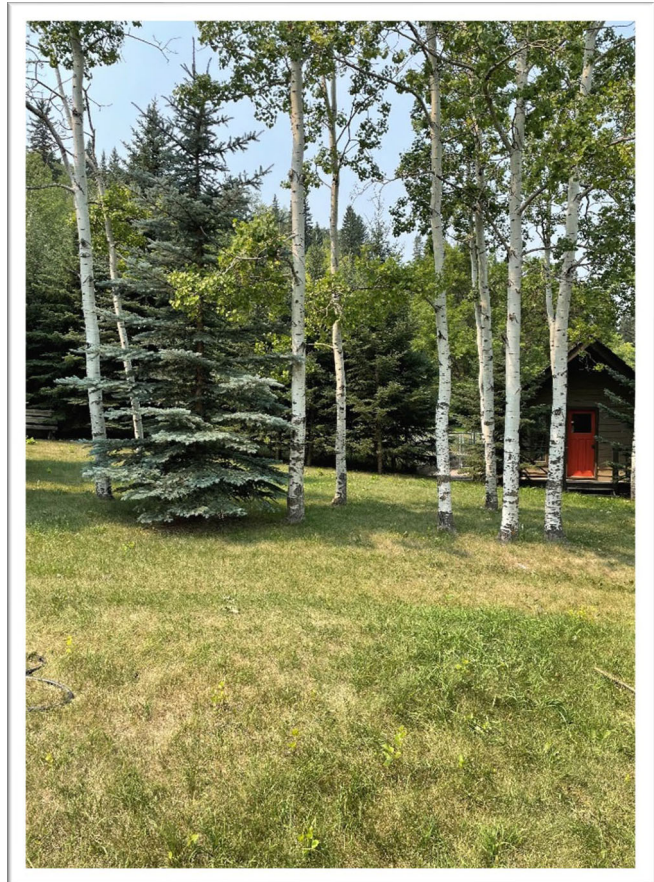
Photographs of the Subject Site & Surrounding Area

Photo 5 (Left)

- Standing on the driveway of the Subject Site, looking north toward an existing shed (to be removed) and proposed location for the backyard suite

Photo 6 (Right)

- Looking to the right of the existing shed and proposed location for the backyard suite





Photographs of the Subject Site & Surrounding Area
(photos 7 through 9 not indicated on the attached Site Plan)

Photo 7 (Lower Left)

- Looking north toward 5600 Edworthy Street S.W.

Photo 8 (Upper Right)

- Looking north onto 5600 Edworthy Street S.W.

Photo 9 (Lower Right)

- Looking south toward 5600 Edworthy Street S.W. from 5600 Edworthy Street S.W.





3.0 Related Policies

Land Use Bylaw 2P80

The existing Direct Control Bylaw 58Z91 follows the R-1 District of Land Use Bylaw 2P80, which does not allow for backyard suite development. This land use application proposes the Subject Site to be redesignated to a proposed Direct Control Bylaw, based on the R-C1s District of Land Use Bylaw 1P2007.

Municipal Development Plan

The Municipal Development Plan (“MDP”) identifies the Subject Site as being located within the Established – Developed Residential area as identified on Map 1: Urban Structure. This proposed land use redesignation application is consistent and in keeping with the land use policies of the MDP as outlined in Part 2 Section 2.2, “Shaping a more compact urban form” as follows:

2.2.5 Strong Residential Neighbourhoods

Objective: Reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas.

2.2.5 (a) Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.

The proposed Direct Control Bylaw will allow for a backyard suite on the Subject Site.

4.0 Public Engagement

During this land use application process, CITYTREND will connect with the adjacent neighbours and Councillor Evan Woolley to discuss the redesignation to ensure that the community of Wildwood is aware of this application and any questions or concerns they may have, can be addressed during this time.

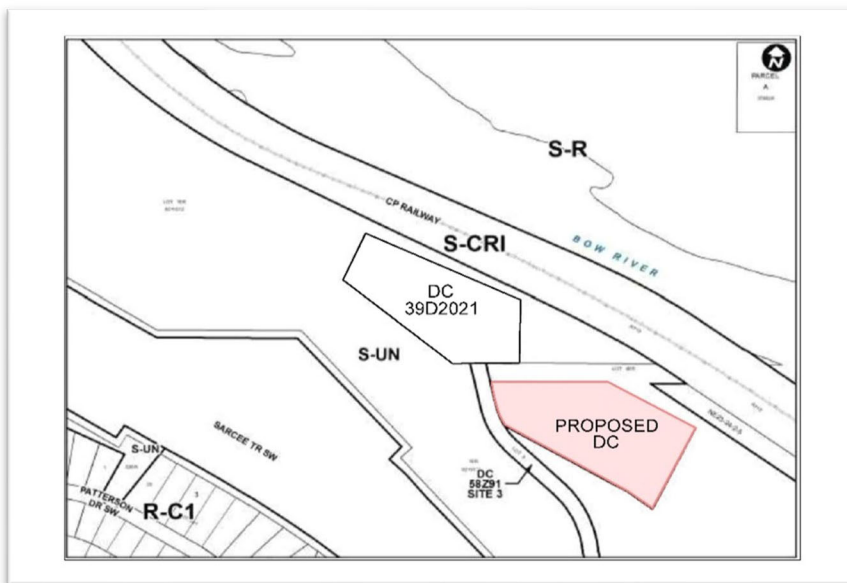


5.0 Proposed Redesignation

The proposed Direct Control District Bylaw (below) provides direction to follow the R-C1s Residential – Contextual Dwelling District as per Land Use Bylaw 1P2007, thereby listing backyards suites as a discretionary use in the Direct Control District. The redesignation would allow accommodation of a backyard suite, through The City of Calgary’s Discretionary Use Development Permit process.

6.0 Proposed DC Direct Control District Bylaw

Proposed Land Use Designation: DC Direct Control



Purpose

- 1 This Direct Control District Bylaw is intended to maintain a minimum parcel area.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.



Reference to Bylaw 1P2007

- 3** Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

Permitted Uses

- 4** The *permitted uses* of the Residential – Contextual Dwelling (R-C1s) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5** The *discretionary uses* of the Residential – Contextual Dwelling (R-C1s) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Residential – Contextual Dwelling (R-C1s) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Area

- 7** The minimum *parcel* area is 1.1 hectares.

Relaxations

- 8** The Development Authority may relax the rules in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



7.0 Conclusion

We believe this land use redesignation application should be supported for the following reasons:

- 5555 Edworthy Street S.W. is accessed from a private road that is only intended for use of this site and two other residential parcels. There is no thru traffic as the private roadway ends at the 5600 Edworthy Street S.W. (one of the three residential parcels along this private roadway).
- A land use redesignation took place in 2021 at 5600 Edworthy Street S.W. (property to the north of the Subject Site) to accommodate for a secondary suite. This land use redesignation application is seeking the same change, to accommodate a backyard suite.
- The addition of a backyard suite will not generate any additional traffic to the Subject Site as it is intended for personal use only, thereby resulting in no impact to the adjacent neighbours.
- The proposed backyard suite location will be well within the property boundaries, thereby having no impact to the urban forest surrounding the Subject Site.
- The Subject Site is large and heavily treed. The development of a backyard suite would have no visual impact to the neighbours or surrounding community.
- This proposed land use redesignation conforms to the relevant policies of the Municipal Development Plan. This is evidenced by the redesignation that has occurred at 5600 Edworthy Street S.W., north of the Subject Site.

For these reasons outlined above, we request that Calgary Planning Commission recommend that Council support this land use redesignation for this proposed backyard suite.