

**LAND USE AMENDMENT  
SIGNAL HILL (WARD 6)  
SIERRA MORENA COURT SW, SOUTH OF SIERRA MORENA  
BOULEVARD SW  
BYLAW 98D2015**

**MAP 2W**

**EXECUTIVE SUMMARY**

This land use redesignation seeks to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite on the subject parcel.

**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 the city.

**ADMINISTRATION RECOMMENDATION(S)**

2015 May 21

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 98D2015; and

1. **ADOPT** the proposed redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 511 Sierra Morena Court SW (Plan 9212112, Block 13, Lot 14) 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 98D2015.

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements of the R-C1s land use district.

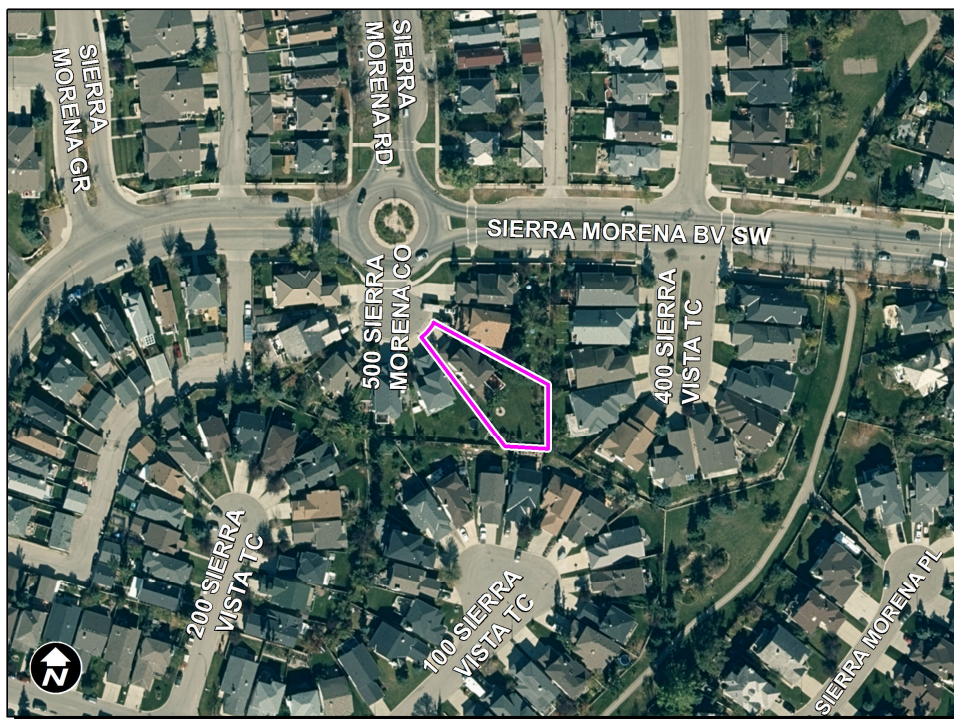
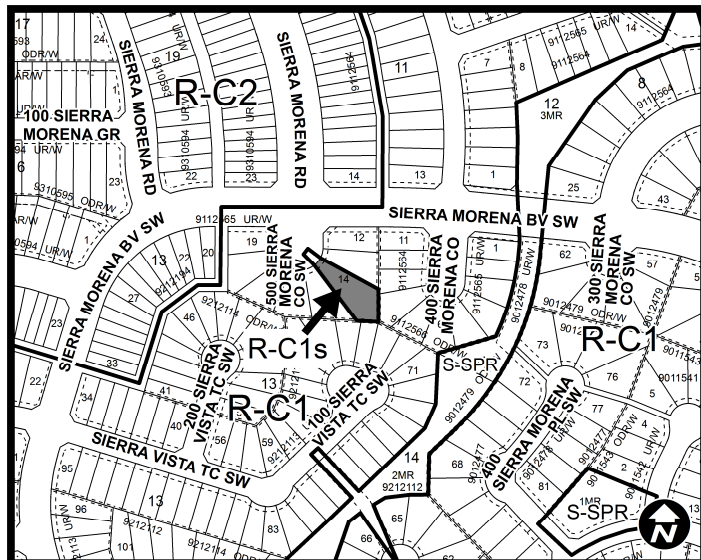
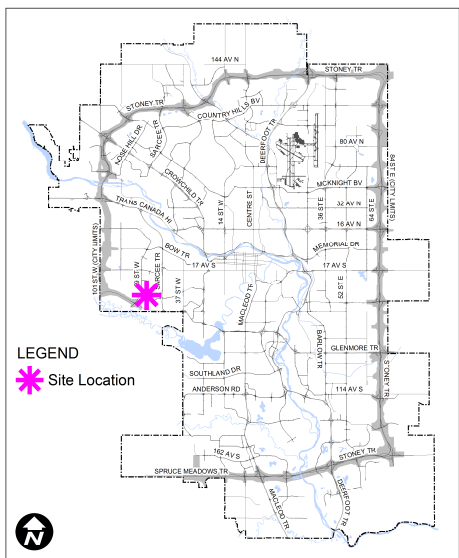
**ATTACHMENT**

1. Proposed Bylaw 98D2015
2. **Public Submission(s)**

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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 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 511 Sierra Morena Court SW (Plan 9212112, Block 13, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 7 – 1**

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Narrow pie-shaped lot cul-de-sac.
- Too narrow for on-street parking.
- No curb space.

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**Applicant:**

Samuel Parayil

**Landowner:**

Samuel Zachariah Parayil  
Jade Hung Samuel Parayil

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	-
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	None	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject site comprises one titled parcel in the community of Signal Hill. The property is a two storey single detached dwelling, part of a cul-de-sac, with a double garage to the front elevation and a double driveway beyond. The subject site is surrounded by single detached dwellings, with a roundabout to the north.

### **LAND USE DISTRICTS**

The proposed redesignation of the subject site from R-C1 to R-C1s allows for future development or a secondary suite in addition to the existing single detached dwelling which occupies the subject parcel.

The subject parcel exceeds the R-C1s parcel size requirements (in parcel width, parcel depth and parcel area). As such the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

### **LEGISLATION & POLICY**

#### **Municipal Development Plan (2009 – statutory)**

The subject site is within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

The subject site is not located in an area with an applicable Area Redevelopment Plan

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**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

The site is located approximately 75 metres from the transit stop, servicing the #94, 93 and 454 routes and offer service to the Richmond at-grade parking facility and 69 Street/Sirocco LRT stations. There are no parking restrictions in the area; however, due to the number of driveways parking on street is limited.

**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.

The parcel is boarded by a utility right-of-way at the front and rear of the parcel and affects adjacent parcels.

**ENVIRONMENTAL ISSUES**

Not applicable.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use redesignation application.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

- Signal Hill Community Association was circulated and provided no comment on this application

**Citizen Comments**

- *4 letters of objection have been received from residents of surrounding dwellings with a number of comments which can be summarized as follows:*
  - The proposed basement suite would set a precedent for future basement suites in the area which would have an impact on the character of the neighbourhood;

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- The location of the subject parcel opposite a roundabout makes parking on street difficult. The proposed secondary suite could create neighbourhood parking problems;
- Existing infrastructure in the neighbourhood is not suitable for secondary suites.
- Administration has considered the comments received and would respond as follows:
  - Any parcel proposed for a secondary suite as part of a redesignation application would be considered on its individual merit;
  - The proposed secondary suite can accommodate parking on the parcel;
  - The addition of one dwelling unit will not have an undue impact on existing infrastructure in the neighbourhood.

**Public Meetings**

- No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We strongly feel that secondary suites are a positive part of the community. Our home has a walkout basement which is ideal for a secondary suite.

Our home is located in the beautiful Signal Hill and Richmond Hill community of SW Calgary. The community is bounded by Sarcee Trail to the east, 17<sup>th</sup> Ave to the north, Glenmore Trail to the south and the community of Springbank Hill to the west. Battalion Park is established on the southern slopes of the hill and the shopping centres at West Hills Towne Centre, Signal Hill Centre, Westmarket Square and Signature Park Plaza serve the community. Located in the Signal Hill centre area is a public library which serves the surrounding community.

We believe that secondary suites are the most cost effective way to add affordable housing to Calgary's rental market. They also help us as home owners to make payments towards our mortgages.

Currently our basement is unused and thus is wasted space. As a fully developed legal secondary suite it would make someone a beautiful home.

We request to the City of Calgary to consider our land use redesignation application for secondary suite.

Thank you for your support.