

**LAND USE AMENDMENT  
SILVER SPRINGS (WARD 1)  
SOUTH OF 54 AVENUE NW AND EAST OF SILVERVIEW  
WAY NW  
BYLAW 99D2015**

**MAP 2NW**

**EXECUTIVE SUMMARY**

This Land Use Amendment application seeks to redesignate a single residential parcel located in the community of Silver Springs from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. This application results from a complaint and the cooking facilities of the existing suite were removed through the complaint process.

**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 99D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 6603 – 54 Avenue NW (Plan 1449LK, Block 19, Lot 1) 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 99D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can be accessed from both the avenue and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

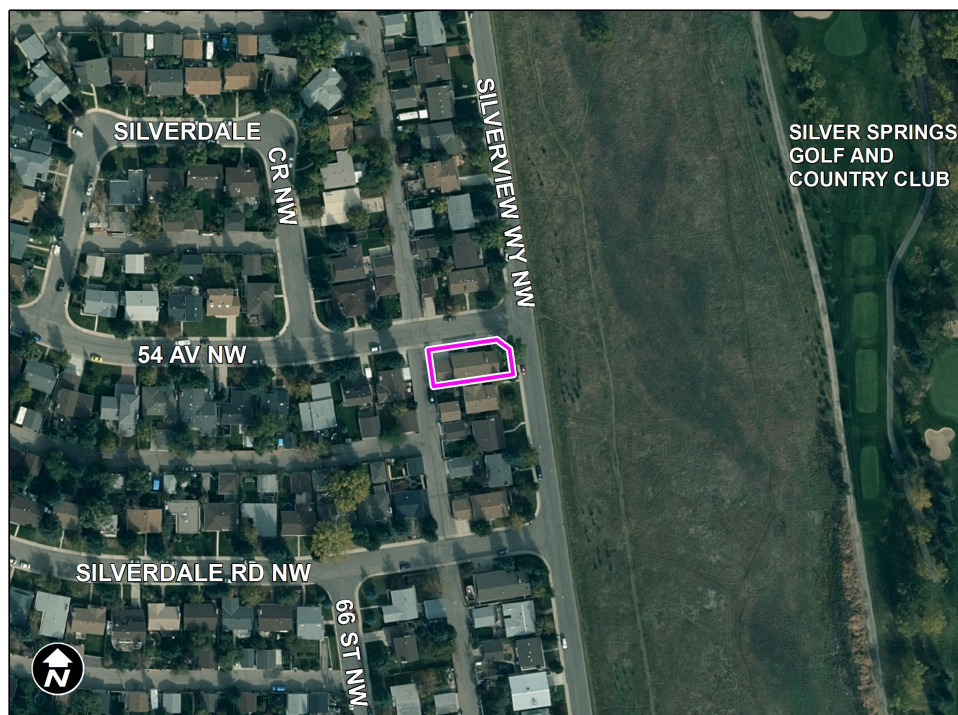
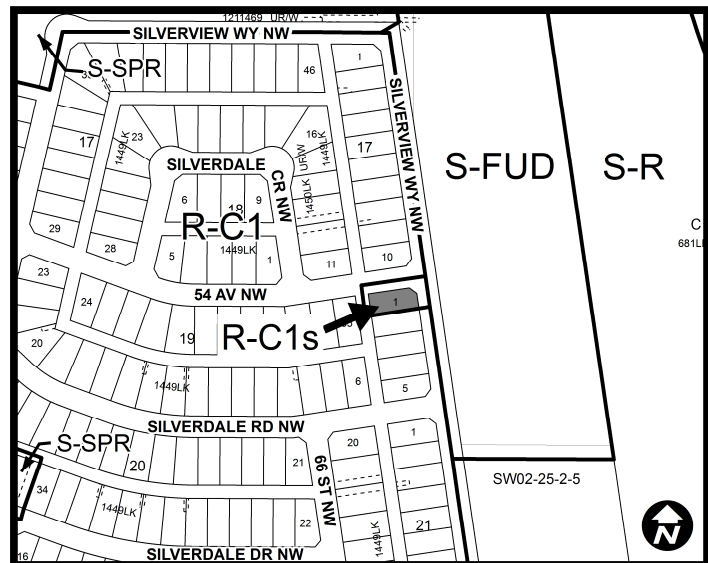
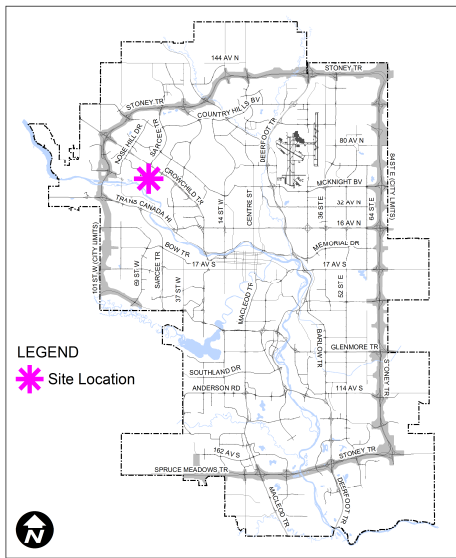
**ATTACHMENT**

1. Proposed Bylaw 99D2015
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  $\pm$  (0.12 acres  $\pm$ ) located at 6603 – 54 Avenue NW (Plan 1449LK, Block 19, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G. Morrow**

**Carried: 8 – 0**

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**Applicant:**

Santosh Chadha

**Landowner:**

Santosh Chadha  
Bal Krishan Chadha

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<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>	No	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

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Silver Springs, the site is approximately 15.25 metres wide by 33.5 metres deep. The parcel is developed with a single detached dwelling with attached garage. The main entrance to the home and garage are both accessed from 54 Avenue NW. The subject site is bound by Silverview Way NW to the east, 54 Avenue NW to the north, a gravel lane to the west, and a single detached dwelling to the south.

The parcel is approximately 500 metres from the nearest bus stop which provides connection to the Dalhousie and Crowfoot LRT. Bowmont Park is located directly east across from the site.

### **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 (backyard suite).

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).

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## TRANSPORTATION NETWORKS

Pedestrian and Vehicular access to the site occur from 54 Avenue NW. On-site parking is provided from 54 Avenue NW through a double garage with driveway. The parcel is served by Calgary Transit with a bus stop located approximately 500 metres to the east at 54 Avenue NW and Silverdale Drive NW.

## 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 secondary suite proposed. This aspect would be determined at the development 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 Comments:** The community association expressed no objection to this proposed Land Use Amendment.

**Citizen Comments:** Administration received 23 letters in opposition to this application. Administration also received 3 signed letters of support.

Reasons stated for opposition are summarized as follows:

- Increased vehicular traffic
- Increased in crime
- Increased noise
- Increased off street parking
- Increased stress on civil infrastructure
- Nuisance and safety concerns resulting from renters
- Decreased property values
- Safety concerns from higher densities

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- Lack of amenities necessary for increased density
- Decrease in property values
- Transient nature of future tenants in the suite
- Approval of this suite representing a “thin edge of the wedge” for redevelopment
- Secondary suites represent a “change” to the established character of Silver Springs
- Number of vehicles on the property currently takes up the existing parking.

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

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Advantages to City of Calgary:

- More affordable housing and availability
- Mitigates urban sprawl which contributes to pollution
- Allows better use of the public transportation system
- More income for city
- Economical growth
- Enhanced city
- Attracts more people to affordable Calgary

Advantages to applicant:

- Help with high housing prices
- More usable space in the house
- Chance for elderly to have someone in the house if an emergency arises
- Chance to interact with more new people

Advantages to public:

- More choices to live in more better areas in the city
- Close to river
- Close to natural park
- Close to bus and train stations
- Close to University of Calgary
- Close to SAIT
- Close to Mount Royal University
- Close to Shopping Malls
- Close to Schools (Public and Catholic Schools)
- Close to Golf Course

Overall win-win situation for everyone



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**APPENDIX II**

**COMMUNITY ASSOCIATION RESPONSE**



**The City of Calgary**  
PLANNING, DEVELOPMENT & ASSESSMENT

**REQUEST FOR COMMENT ON APPLICATION**

Date: March 4, 2015

To: Silver Springs Community  
Association  
Rick Czapski  
5720 Silver Ridge Drive NW  
Calgary, Alberta  
T3B 5E5

*NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.*

Return To: **Circulation Control**  
Planning, Development & Assessment #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
email: CPAG.Circ@calgary.ca

**File Number: LOC2015-0019**

6603 54 AV NW 1449LK;19;1

**Community:** SILVER SPRINGS  
**Alderman:** Ward Sutherland

**Ward:** 01 **Map:** 2NW

**Applicant:** SANTOSH CHADHA

**Contact:**

**Parcel Owner:** SANTOSH CHADHA  
6603 54 AVE NW  
CALGARY AB CANADA T3B 3N4  
(See title for additional owners.)

**Application:** Land Use Amendment

**Site Area:** 0.05 ha

**Existing Use:**

Residential - Contextual One Dwelling (R-C1) District

**Proposed Use:**

Residential - Contextual One Dwelling (R-C1s) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

**DUE DATE** Wednesday March 25, 2015

If you want to discuss this application further, please call the File Manager:

**Jules Hall (403) 268-2677** <mailto:jules.hall@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: Rick Czapski

Signed: \_\_\_\_\_

Date: March 20, 2015

Date: \_\_\_\_\_

Agency: SSCA

Agency: \_\_\_\_\_