

LAND USE AMENDMENT
PALLISER (WARD 11)
PALISWOOD ROAD SW WEST OF 22 STREET SW
BYLAW 73D2015

MAP 20S

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to (R-C1s) to allow for a Secondary Suite.

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 March 26

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 73D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2308 Paliswood Road SW (Plan 6073JK, Block 11, Lot 5) 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 73D2015.

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.

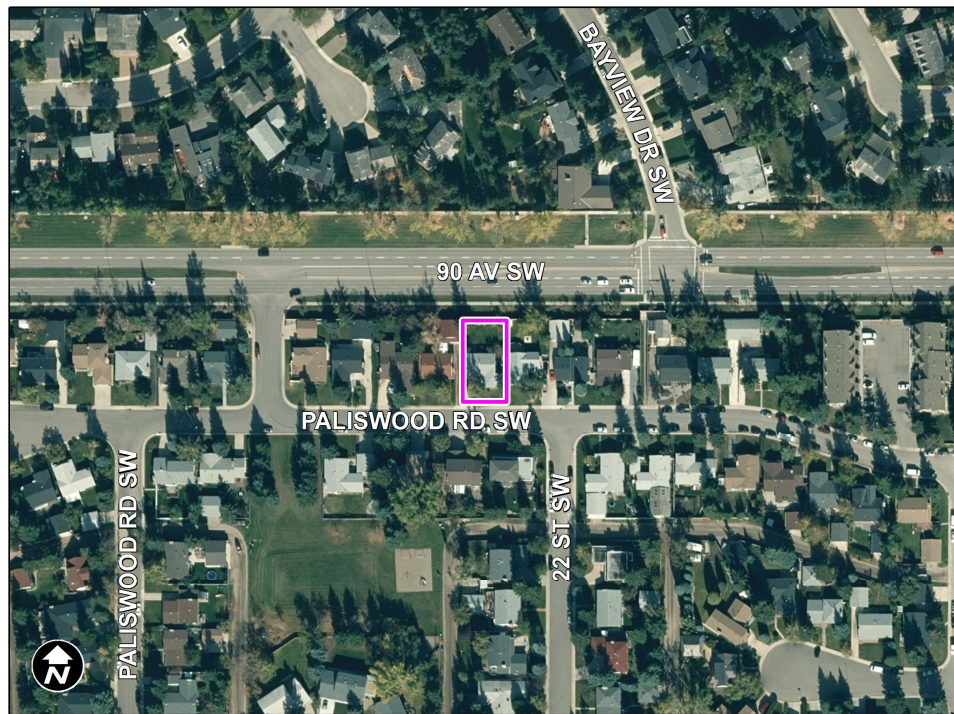
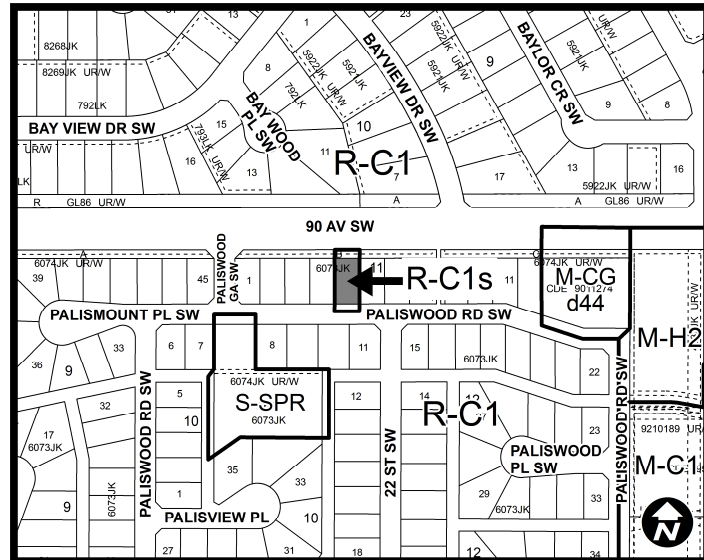
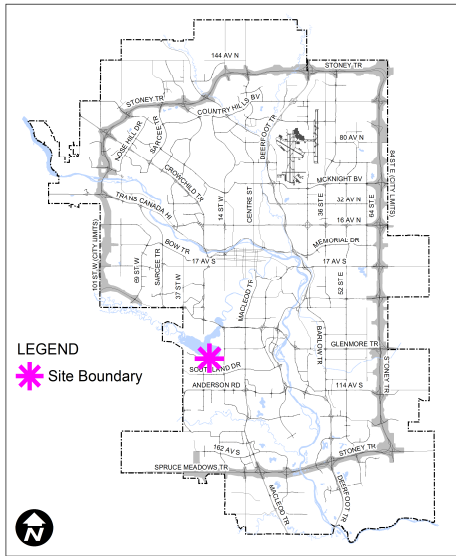
ATTACHMENT

1. Proposed Bylaw 73D2015

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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 0.06 hectares \pm (0.15 acres \pm) located at 2308 Paliswood Road SW (Plan 6073JK, Block 11, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow
Absent: G.-C. Carra and M. Logan

Carried: 4 – 1
Opposed: S. Keating

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Applicant:

Colin Lawson

Landowner:

Colin Lawson

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Palliser, on West Paliswood Road SW West of 22 Street SW. Surrounding development consists predominantly of low density residential dwellings, with multi-residential towers located 250 metres to the east.

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel.

The subject site exceeds the R-C1s parcel size requirements. 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. Relaxations to various land use provisions may also be considered at the development permit stage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified 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 within an area with an applicable Area Redevelopment Plan.

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TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The parcel is served by Calgary Transit, the residence is located within 100 metres of a bus stop located to the east on 90 Avenue SW and within 200 metres of a bus stop located to the west on 90 Avenue SW.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment 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

The Community Association was circulated and had no objection.

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I propose to develop a secondary suite in the basement of my home located at 2308 Paliswood Road SW, Calgary, AB T2V 4Y6 to accommodate an adult family member.

I would like this suite to be self-contained so that my family member can live independently. My family member does not work full-time and likely never will given his disability.

I believe this development represents a safe, practical and responsible option given the current housing affordability and availability crisis in Calgary.

My property can readily accommodate additional parking even though parking issues have not been a concern. Palliser was largely developed in the late 1960's and early 1970's and the lots are large. My property is 60' wide and the properties across the street are wider still. All of the properties on our street already accommodate parking off-street (mostly in attached and detached garages). Any additional visitor parking, if any, would not be burdensome to my neighbours or my community.

I am committed to developing this suite in full compliance with all applicable building codes and rules for development as outline in the Land Use Bylaw.

If anything, I believe this development will enhance our community by improving access to safe and available housing in a form that is respectful to the neighbourhood. In addition, this development will increase housing quality by transforming an under-utilized basement into self-contained living quarters.

In closing, I respectfully request approval of my application for Land Use Redesignation from R-C1 to R-C1s for the reasons outline above.