

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHAMPTON DRIVE SW AND SNOWDON CRESCENT SW
BYLAW 76D2015

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 submitted as a result of a complaint and currently contains an illegal 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2015 April 09

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 76D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 21 Snowdon Crescent SW (Plan 403HT, Block 3, Lot 18) 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 76D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s 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.

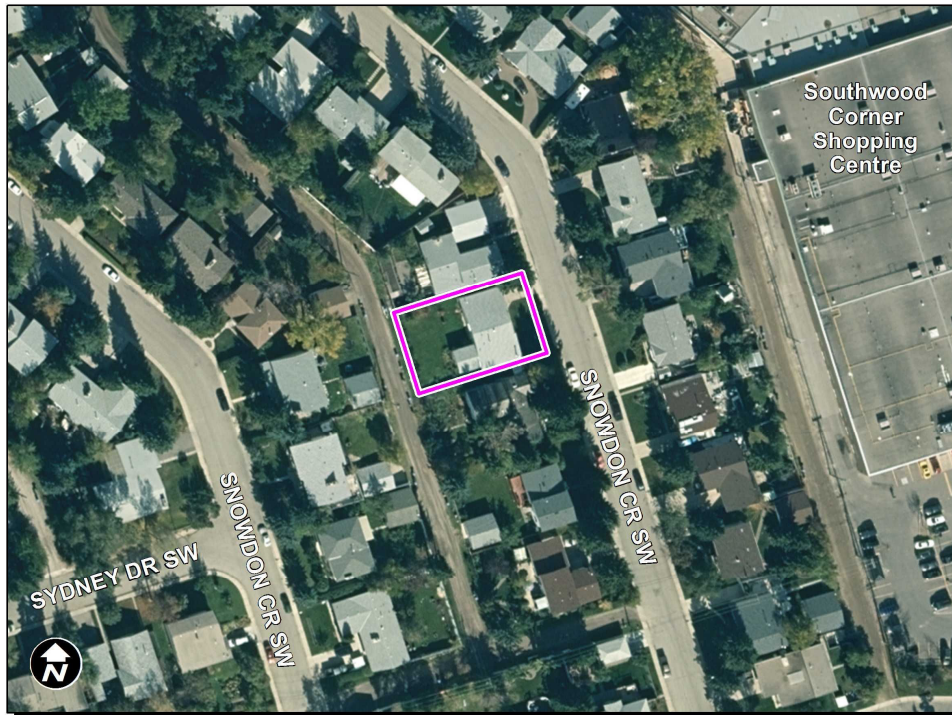
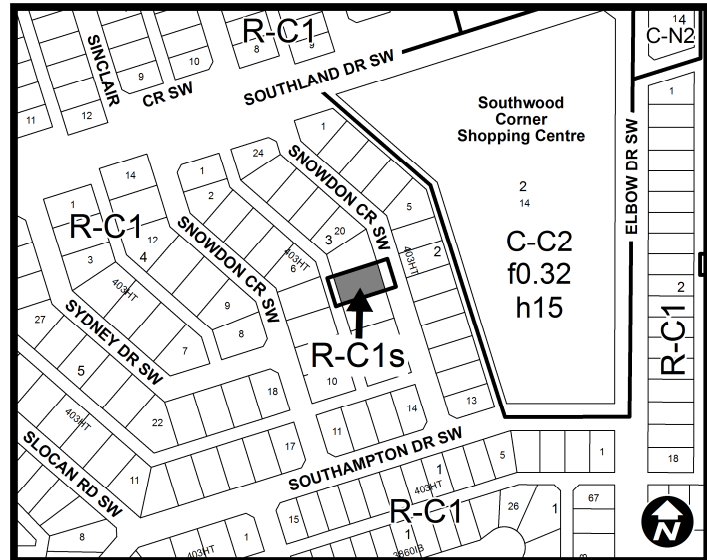
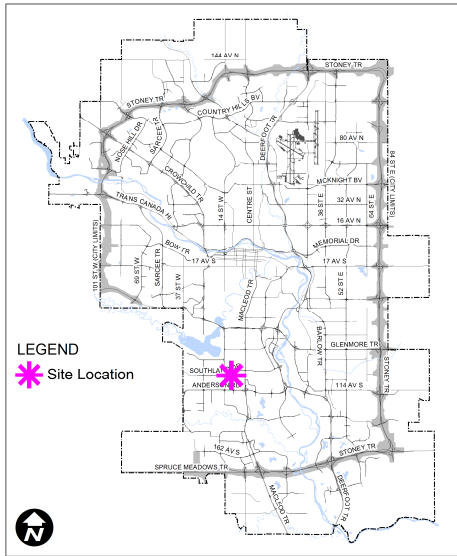
ATTACHMENT

1. Proposed Bylaw 76D2015
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 0.07 hectares \pm (0.17 acres \pm) located at 21 Snowdon Crescent SW (Plan 403HT, Block 3, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 5 – 0

Reasons for Approval from Mr. Honsberger:

- Has a rear lane.
- The width of the lot is adequate.

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Applicant:

Xiaohong Feng

Landowner:

Xiaohong Feng
 Yong Pei

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	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 21 metres wide by 34 metres deep. The parcel is developed with a single detached dwelling with attached garage, accessed from the street. Single detached dwellings exist to the north and south of the parcel as well as across Snowdon Crescent SW to the east. A lane exists to the rear of the parcel.

The parcel is approximately 400 metres from a Primary Transit Network Bus stop and Southwood Corner retail. Southwood Library is approximately 800 metres walking distance from the parcel.

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).

There is no local area plan for Southwood.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Snowdon Crescent SW with vehicular access to the existing attached garage via Snowdon Crescent SW. The area is served by Calgary Transit with a Primary Transit Network bus stop located 400 metres walking distance from the site along Southland Drive SW. The 16, 56, 79 and 84 bus routes stop at this location. An additional bus stop is located 430 metres walking distance from the parcel on Elbow Drive SW which is served by the route 3 bus. Unrestricted on-street parking is permitted in the area.

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 stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association: no comments were received

Citizen Comments: Administration received 12 letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Increase in traffic
- Decrease of on-street parking availability
- Decrease in property values
- Increase in property taxes
- Noise pollution
- General opposition to secondary suites
- Increase in crime
- Negative impact on neighbourhood dynamics
- Lack of upkeep on rental properties

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- Desire to live in single family dwelling community
- Renters having no desire to build a strong sense of community
- Transients creating instability in the community
- Precedent for other secondary suites in the community

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

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APPENDIX I

APPLICANT'S SUBMISSION

I am the only son of my parent, therefore, they need to live together with me based on our traditional culture. We need a second suite in lower level of our four-level-split house. Additionally, when my parents do not live here, we can rent it out as well.

As per Alberta Build Code (A.B.C. Section 9.37), a secondary suite applies to suites in the primary dwelling and in the City of Calgary land use Bylaw 1P2007 give us a chance to develop it.

Another reason is that there is two bus tops close to my house. As well, my address is also very close to Southland C-Train Station, 2 minutes walk to schools including elementary school and middle high school as well as senior high school by bus.

There is a two-car garage parking and two-car parking space in front of my garage.