

Planning & Development Report to
Calgary Planning Commission
2021 February 18

ISC: UNRESTRICTED
CPC2021-0184
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**Land Use Amendment in Wildwood (Ward 8) at 5600 Edworthy Street SW,
LOC2020-0174**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 5600 Edworthy Street SW (Plan 9211612, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a secondary suite, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 18:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 39D2021** for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 5600 Edworthy Street SW (Plan 9211612, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a secondary suite, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a secondary suite.
- The proposed DC District, based on Residential – Contextual One Dwelling with (R-C1s) District, is compatible with the adjacent land use and conforms to relevant *Municipal Development Plan* policies.
- What does this mean to Calgarians? More choice in the types and affordability of housing available and can promote more efficient uses of existing infrastructure.
- Why does this matter? The redesignation will allow the landowner to apply for the relevant permits to allow for a secondary suite.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by BIOI on 2020 November 12 on behalf of the landowner, Victor Choy. As per the Applicant Submission (Attachment 3), the applicant is seeking an amendment to the current land use designation to allow for a secondary suite as a permitted use on the site.

The 1.20 hectare parcel in the community of Wildwood is currently developed with a single detached dwelling and driveway access from a private road through Edworthy Park.

The existing DC District is based on the R-1 Residential Single-Detached District of Bylaw 2P80, and does not allow for secondary suites. This land use amendment application seeks to create a new DC District based on the R-C1s District of Bylaw 1P2007. The R-C1 District allows

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Secondary Suites (basement suites) or Backyard Suites on parcels developed with single detached homes.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with public stakeholders and the community association was appropriate. It was determined that no outreach was needed.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised on-line.

Administration received one response from an adjacent landowner concerned about maintenance of the access road to the site.

The application was circulated to the Wildwood Community Association and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a secondary suite on the site, which may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the Climate Resilience Strategy.

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Economic

This proposal enables a secondary suite to be developed on this site, providing additional housing opportunities on the site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 39D2021**
3. Applicant's Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform