

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTH OF SOUTHLAND DRIVE SW AND WEST OF ELBOW
DRIVE SW
BYLAW 90D2018

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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)

2018 January 25

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 90D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 45 Snowdon Crescent SW (Plan 403HT, Block 3, Lot 24) 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 90D2018.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1 district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

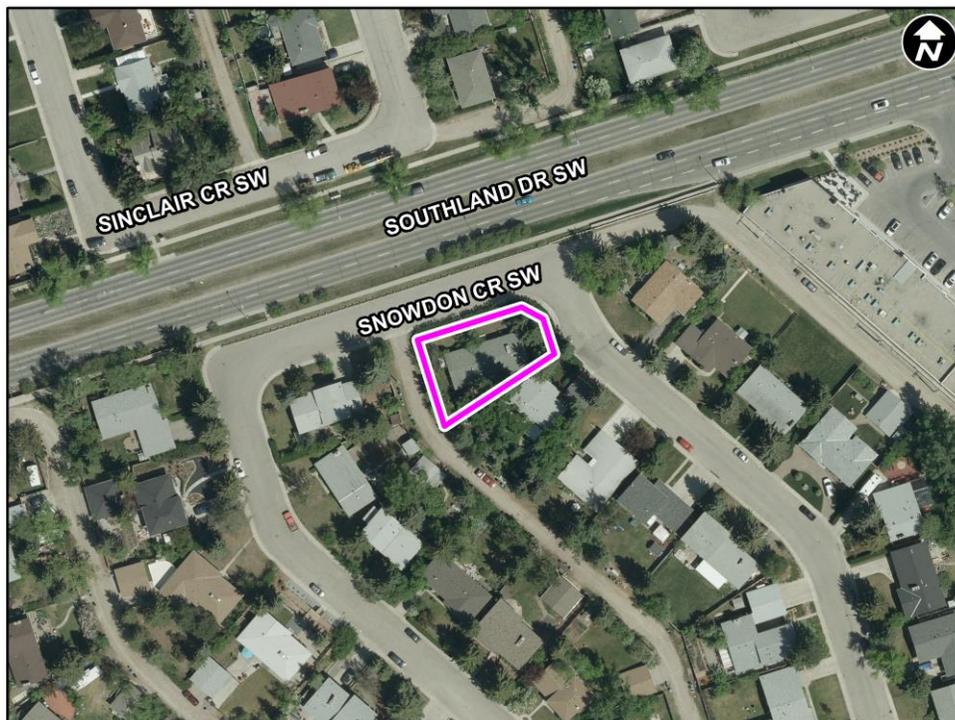
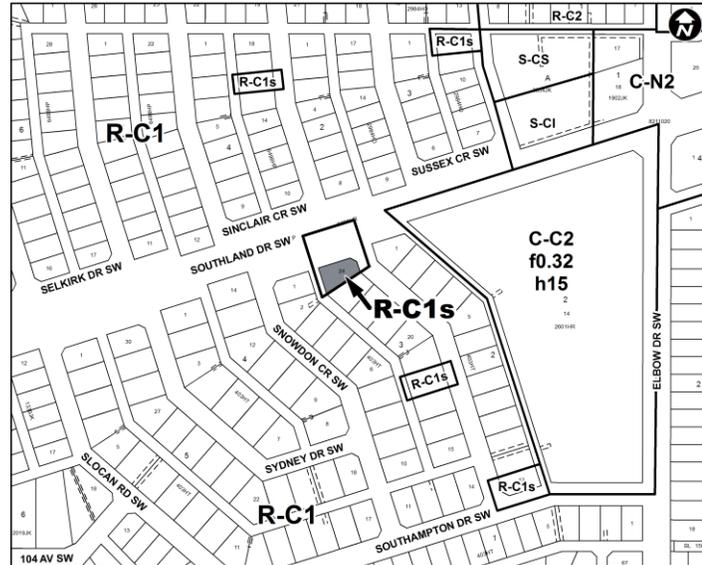
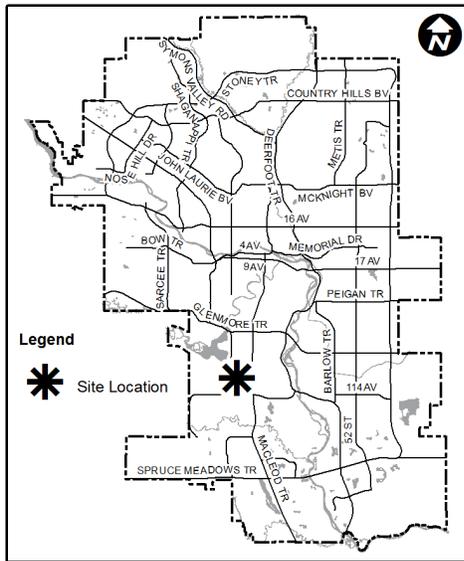
ATTACHMENTS

1. Proposed Bylaw 90D2018
2. Public Submission

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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 ± (0.15 acres ±) located at 45 Snowdon Crescent SW (Plan 403HT, Block 3, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

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Applicant:

Janey Chupik

Landowner:

Pulse Renovations Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 19 metres by 34 metres in size and is developed with a one-storey single detached dwelling, and a one-car parking pad that is accessed from Snowdon Crescent SW. Single detached dwellings exist to the east, and south of the site. A rear lane and single detached dwellings exist to the west of the site. Southland Drive SW exists to the north of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Southwood’s peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Southwood	
Peak Population Year	1978
Peak Population	8,101
2017 Current Population	6,214
Difference in Population (Number)	-1,887
Difference in Population (Percent)	-23%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Southwood.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Snowdon Crescent SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metre walking distance of the site on Southland Drive SW. On-street parking adjacent to the site on Snowdon Crescent SW is unregulated through the Calgary Parking Authority’s residential parking permit system.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment 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 MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a response of no position to the application from the Southwood Community Association. The email correspondence is attached in APPENDIX II of this report.

Citizen Comments

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- Southwood has an ageing population and this type of application would allow Calgarians of all ages, abilities, and incomes to reside safely in the community;
- Southwood has experienced a decline of approximately 23% of its population since peak, and has ample capacity to growth;
- The subject site is within walking distance of local commercial, several bus rapid transit stops, and the Southland CTrain Station;
- Nearby commercial retail would benefit from additional population in the community;
- The lot dimensions of the subject site as well as its laneway access can accommodate additional parking on site;
- Snowdon Crescent has a surplus of available parking and traffic is minimal;
- A basement suite would not affect the character of the neighbourhood and would likely not result in major alterations to the exterior of the house; and
- The subject site is a corner lot and is a relatively private site due to location and landscaping.

Administration receive two (2) letters of opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increased density and its implications on local traffic;
- Application may set precedent for other secondary suite applications;

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- Negative impacts to parking for existing residents; and
- Desire to keep the single detached dwelling character of the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

October 26, 2017

Hello!

I am so very excited to be starting a new company in Calgary called Pulse Renovations. My main goal is to give back to a community of people that require modifications to homes due to a disability or simply aging. My goal is to focus on Aging in Place and Able in Place.

I found this property after a long search and my hopes are to create a secondary suite with its own entrance in the basement as well as redefining the upstairs from a three bedroom to a two bedroom with two master suites. The basement suite could be used for a caregiver or as a rental. The upstairs is being renovated with wider halls, doors, anti-slip flooring, updated energy efficient heating, superior indoor air quality, add compliant plumbing, better led lighting and so on.

I am hoping this property will be a place of comfort for a person in need of some additional services and help.

I have also partnered with some companies in the city that are also involved in Aging in Place and offer care in a variety of ways to these people. In speaking with these partners, they are so excited about the opportunity that people are able to stay in a smaller environment instead of going to a larger facility.

This property has plenty of space in the backyard to have two different spaces as well we would be looking to add an additional driveway for the secondary suite off the lane.

It is my hope that this will be one of many opportunities to renovate a space to allow an individual to have privacy while keeping and maintaining their dignity.

Due to the Aging Population the reality is that we need places like this and I feel like I need to get a head start in providing a space.

This is a vision I have and I hope that the City of Calgary will be on board to support our community together one or two families/people at a time.

Thank you for your time!

Janey Chupik

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APPENDIX II

LETTERS SUBMITTED

From: [Becky Poschmann](#)
To: [McLeod, Fraser A.](#)
Subject: [EXT] Re: 45 Snowdon CR SW, LOC2017-0321 - Southwood Community Association Response
Date: Monday, November 27, 2017 9:46:54 AM

Hi Fraser,

Thank you for this reminder. We have been busy in Southwood with a number of land use applications.

For this application in particular, LOC2017-0321, the Southwood Community Association does not take a position.

I would like to add that the concept for this application is great and I hope to see many more throughout the City.

Regards,
Becky Poschmann
Director of Development

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APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

