

LAND USE AMENDMENT  
WOODLANDS (WARD 13)  
SOUTHEAST OF THE INTERSECTION OF ANDERSON ROAD  
SW AND 24 STREET SW  
BYLAW 85D2014

MAP 8S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s to allow for a secondary suite. The subject site does not contain a secondary suite at this time 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)**

2014 July 17

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 85D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 129 Woodpark Close SW (Plan 9310140, Block 15, Lot 49) 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 85D2014.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district which allows for three forms of secondary suite uses (Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached Garden) are believed to be compatible and complementary residential uses with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007.

**ATTACHMENT**

1. Proposed Bylaw 85D2014
2. **Public Submission(s)**

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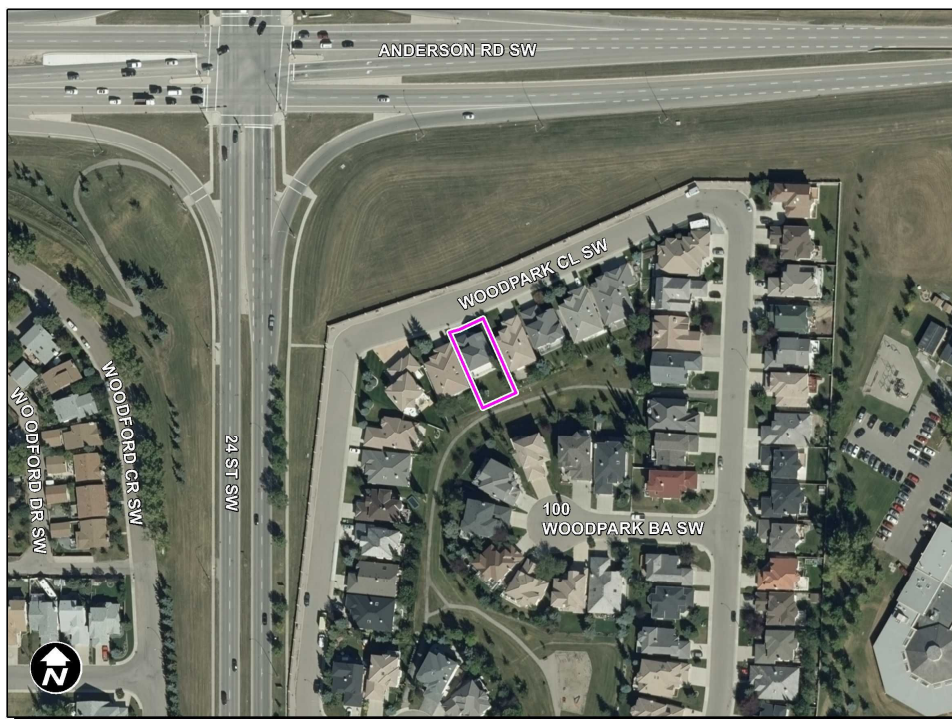
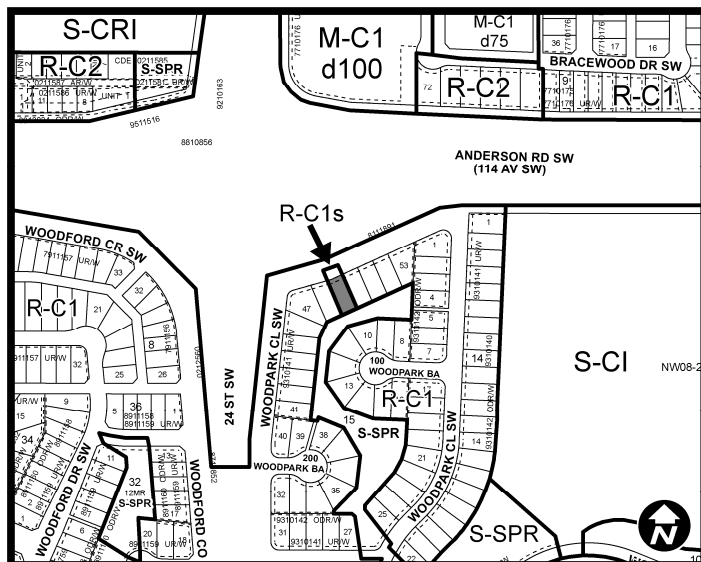
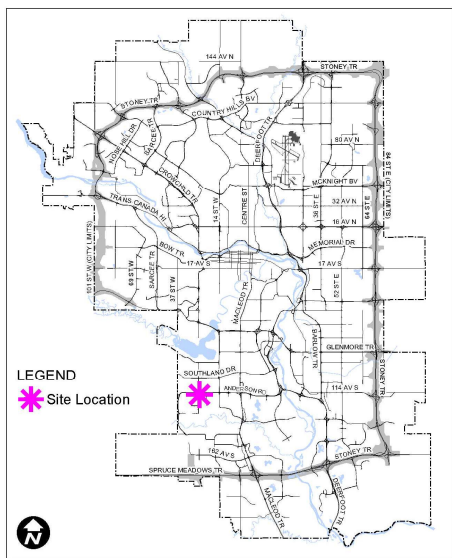
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LOCATION MAPS



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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 129 Woodpark Close SW (Plan 9310140, Block 15, Lot 49) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G.-C. Carra**

**Carried: 5 – 2**

Opposed: R. Honsberger and  
S. Keating

Reasons for Opposition from Cllr. Keating:

- Only front drive way for off street parking and 8 citizen objections, as well no lane for access.

Reasons for Opposition from Mr. Honsberger:

- Proximity to transit stops unclear.
- Pedestrian route at rear of property, while abutting public S-SPR land, will tenants, parking on other roads, using the pedestrian route be perceived as strangers?

Comments from Ms. Gondek:

- The page 4 table that asks about a density increase raises the issue of how we define “density”. I would suggest that our measurement of density as units per acre misses the density accommodated through secondary suites. Perhaps it is time the City of Calgary revisits its definition of density to better reflect the people who live in a given area rather than only looking at the visible structure.

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**Applicant:**

Paul Donker

**Landowner:**

Paul H Donker  
Cynthia Donker

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 recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<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 and storm) concern</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	6

\*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 Woodlands, the parcel is approximately 15 metres X 34 metres in size and is developed with a single detached dwelling with an attached front drive double garage.

### **LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and two additional discretionary uses (Secondary Suite – Detached Garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Council's potential approval of this land use redesignation 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) (Statutory/Approved by Council - 2009)**

The parcel is located within a *Residential, Developed – Established Area* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of MDP policy areas including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

#### **Revised Livingston Design Brief (Non-Statutory/Adopted by Resolution by Council – 1978)**

Although secondary suites are not specifically identified within this plan, the plan encourages the existence of a broad range of dwelling unit types throughout the community in order to allow for a variety of housing choices.

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**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Woodpark Close SW. The area is served by Calgary Transit with bus service and north and southbound bus stops within short walking distance of the parcel, on 24 Street SW. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements. On-street parking adjacent to and in the vicinity of the site is unregulated and available for public use.

**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. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Woodcreek Community Association identified no objections to the proposal.

**Citizen Comments**

Eight letters were received. The following concerns were expressed:

- Quality of life impacts.
- Value of homes in the area.
- Precedent for further multi-residential development.
- Upkeep of the property and neighbourhood aesthetics.
- Safety of person and property (backyard access).
- Parking and traffic congestion.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The reason for making this application is to provide affordable accommodation for our young adult daughter until she can afford her own place following her education. The average age of first time home ownership in Calgary is 32 which for us would likely mean she would be using the suite for the next 10 years.

The reasons the application should be approved are as follows:

1. The Calgary Municipal Development Plan supports neighbourhood redevelopment that increases the mix of housing types including secondary suites that is similar in scale and built form to the area (reference page 1-17 2.25 policies a to d). Page 1-19 policy 2.3.1 a-d also seeks to encourage a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods including the provision of secondary suites.
2. The house and site can meet all the requirements of the proposed land use district as well as the building permit requirements of a secondary suite.
3. In addition to having 4 parking spaces on site (two within the garage and 2 on the concrete pad) there is ample street parking in the area as there is no development on the other side of the road to the house and other properties in the area have parking pads and double or triple garages.
4. The house is in very close to transit stops which have regular service (every 15 minute at peak times every half hour non peak). In addition the funded SW BRT will in the next few years provide primary service to the downtown and other key destinations such as Mount Royal University and Rocky View Hospital.
5. Access to the suite will be available from the pedestrian route to the rear of the property as well as from Woodpark Close.
6. As the secondary suite will be contained within the basement of an existing building there will be no visible implications for neighbours.