

Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11451 – 87 Street SE, LOC2023-0185

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares ± (0.4 acres±) located at 11451 – 87 Street SE (Plan 4729L, Block H, Lots 10 to 12) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District.

HIGHLIGHTS

- This application seeks to bring the existing development into compliance and legalize the existing secondary suite within the dwelling unit.
- The proposed land use amendment will allow for an incremental and appropriate increase in density for the site, is compatible with the existing development context and aligns with the *Municipal Development Plan* (MDP) and the *South Shepard Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal for Residential – One Dwelling (R-1s) District would legalize the existing secondary suite and allow for greater housing choices within the community.
- Why does this matter? The proposal for R-1s District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is concurrent with this application.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast area of Ward 12, was submitted by Township Planning + Design on behalf of the landowner, Michael Cloutier on 2023 July 7.

The 0.17 hectare ± (0.42 acres ±) parcel is located on the northwest corner of 114 Avenue SE and 87 Street SE. The parcel is currently developed with a single detached dwelling with a secondary suite and a detached garage that is accessed from 87 Street SE. The site is not currently serviced by public transit as the area is not fully developed to urban standards. The proposal will allow for the legalization of an existing secondary suite.

A concurrent development permit (DP2023-04556) for a secondary suite has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application.

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

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ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and Community Association was appropriate. In response, the applicant engaged with the three adjacent neighbours to the subject site.

City-Led Outreach

In keeping with Administration practices, this application was circulated to the public/interested parties, notices posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public or Shepard Community Association regarding this proposal. Administration contacted the Community Association to follow up on 2023 August 18, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-1s District is intended to be located adjacent to other low-density districts and accommodate single detached dwellings and secondary suites. The site design and further review of traffic and parking considerations will be evaluated through the concurrent development permit.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendations and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-1s District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs for different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for an efficient use of land and existing infrastructure and contribute to increased legal housing options in the surrounding area.

Planning and Development Services Report to
Calgary Planning Commission
2023 December 07

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CPC2023-1222
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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform