

Applicant Submission

321-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



July 5th, 2023

City of Calgary Planning Services Centre
3rd Floor, Municipal Building
800 MacLeod Trail SE
Calgary, AB

ATTN: City of Calgary Planning Services

RE: Application for a Land Use Amendment and a concurrent Secondary Suite Application for 11451 87 Street SE, Calgary AB, in the land legally described as Plan 4729L, Block H, Lot 2 10-12 inclusive, SW 18-23-28 W4M consisting of +/- 0.043 acres (0.017 ha) within the city of Calgary.

Landowner: Michael J. Cloutier

Dear City of Calgary Planning Department,

Please find enclosed the following:

- A formal application for Land Use Bylaw Amendment, including:
 - Completed Land Use Redesignation form;
 - Copy of the Certificate of Title;
 - Letter of Authorization allowing Township Planning + Design Inc. to act as an agent for the landowner;
 - Colour photographs of the parcel;
 - Completed Site Contamination Statement;
 - Completed Abandoned Well Statement and Well Map;
 - Completed Climate Resilience Inventory form;
 - Completed Applicant Outreach Summary;
 - Site Plan showing scale, north arrow, municipal address and existing development within 90m radius, and;
 - Application Submission with a comprehensive description of the proposal.
- A formal application to legalize an existing secondary suite, including:
 - Completed Home Improvement Service Application Form;
 - Owner Declaration; and
 - Existing Secondary Suite Information Sheet

In order to assist the Development Approvals Review Team (DART) with the evaluation of this application, we offer the following Application Submission:

Application Summary

The enclosed application seeks approval of a Land Use Bylaw Amendment to redesignate the subject site from Special-Future Urban Development (S-FUD) to Residential – One Dwelling 'S' (Secondary Suite) (R-1s), and a concurrent Existing Secondary Suite Permit. The intent of this application is to bring the secondary suite on the subject property into compliance and legalize it. The enclosed application stems from a Land Use Bylaw Infraction Report (No. CO2023-00328) that was received by the landowner regarding the secondary suite on the subject property. The suite was developed originally as an addition to the main residence under a 2014 Building Permit (BP2014-17960) and underwent several safety and building code updates and was then converted into a secondary suite. Upon receiving the Land Use Bylaw Infraction Report, the landowner engaged Township Planning + Design Inc. to assist in complying with the City's directive.

Site History

The subject property is currently within a Special – Future Urban Development (S-FUD) district which does not identify Secondary Suite as a permitted or discretionary use. As such, the land use redesignation component of this application is intended to enable a Secondary Suite as a use within the subject site. For context, the subject site was given the S-FUD designation in 2007 after the annexation of the Hamlet of Shepard from Rocky View County. The S-FUD land use district is intended to be a “holding district” until more comprehensive planning can occur. In 2013, The City approved the South Shepard Area Structure Plan, however neither service connection nor land use redesignation has occurred since. Despite the fact that the ASP identifies the subject site as being within the Shepard Residential Area, The City’s 2007 decision of assigning an S-FUD land use to the subject site has effectively frozen any options for growth or development for the landowner.

Policy Alignment

Not only is the application to permit a secondary suite on the subject site consistent with the existing residential uses and residential structure that existed in the Hamlet of Shepard, but it also aligns with the direction in the South Shepard ASP. Furthermore, the application aligns with the MDP’s Sustainability Principles for Land use and Mobility of “*creating a range of housing opportunities and choices*” (MDP S. 1.1.1.1) as well as the City of Calgary’s MD of Rocky View Annexation Backgrounder which states the “*land will be developed for all uses, allowing for the comprehensive planning of new areas, promoting a competitive marketplace and encouraging a greater supply of new housing choices.*” Finally, it is worth noting that this application is also consistent with previous, similar redesignations in the area and the secondary suite itself conforms to all necessary City requirements.

This Land Use Amendment application and concurrent Existing Secondary Suite Permit seeks to bring one more secondary suite in our city into compliance. The application does not envision any further development, and does not represent any changes to the current, physical built form of the site. On the contrary, the secondary suite is fully built and ready for use as soon as the Land Use permits it and represents one more step towards the City’s long-term vision for the area through the use of diverse housing types in the midst of our current housing crisis.

We envision this application to trigger a more efficient relationship between the site’s Land Use and its potential uses, while remaining contextually appropriate and in compliance with regulations and long-term policy.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.



Jenn Chesworth, B.A. (Hons.), M.A., RPP MCIP
Senior Planner
Urban + Regional Planning

Cc: Michael J. Coultier