

Planning & Development Services Report to
Calgary Planning Commission
2024 February 8

ISC: UNRESTRICTED
CPC2024-0019
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**Land Use Amendment in Springbank Hill (Ward 6) at 3371 – 77 Street SW,
LOC2023-0319**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0019) to the 2024 March 5 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3371 – 77 Street SW (Plan 0311562, Block 1, Lot 5) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 85D2024** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3371 – 77 Street SW (Plan 0311562, Block 1, Lot 5) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for secondary suites, in addition to the building types already listed in the existing district (e.g single detached dwellings).
- The proposal represents a similar building form and set of uses that are compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Residential – One Dwelling (R-1s) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed 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 for a secondary suite has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Springbank Hill, was submitted by Outlandish Design on behalf of the landowner, Ravinder Khattra, on 2023 October 18. The current land use for the parcel is a DC District (Bylaw 50Z2002), which is based on the R-1 Residential Single-Detached District of Land Use Bylaw 2P80, which does not allow secondary suites. The purpose of this application is to allow for a new secondary suite in the

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existing single detached dwelling as noted in the Applicant Submission (Attachment 2). A development permit (DP2023-04945) for a new secondary suite was submitted on 2023 July 21 and is under review.

The approximate 0.11 hectare (0.27 acre) site is situated at the northwest corner of 77 Street SW and Spring Valley Way SW. A north and south bound transit stop for Route 164 (Aspen Summit) on 77 Street SW is located 55 metres (a one-minute walk) from the site.

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

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 the respective community association was appropriate. In response, the applicant delivered a project brief to 40 nearby residences. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 10 letters of opposition. The letters of opposition included the following areas of concern:

- increased parking pressure generated by the secondary suite and the existing registered home business;
- privacy concerns and shadowing impacts created by potential additional height; and
- potential development not in keeping with the community's architectural guidelines.

The Springbank Hill Community Association provided a letter of no opposition on 2024 January 17 (Attachment 4), which also identified the following areas of concerns:

- on-site parking overflowing to on-street parking and unrestricted parking along Spring Valley Way SW; and
- additional uses listed under the proposed district.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The on-site parking will be reviewed and determined at the development permit stage, if one is required.

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

IMPLICATIONS

Social

The proposed land use amendment application allows for the additional use of secondary suites. As such, the proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This land use amendment application does not include any actions that specifically 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 a moderate increase in density at this location and would make for more efficient use of existing infrastructure and services.

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
4. Community Association Response
5. **Proposed Bylaw 85D2024**
6. **Public Submissions**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform