



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Tanisha

Last name [required] Singh

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 5, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



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[required] - max 75 characters

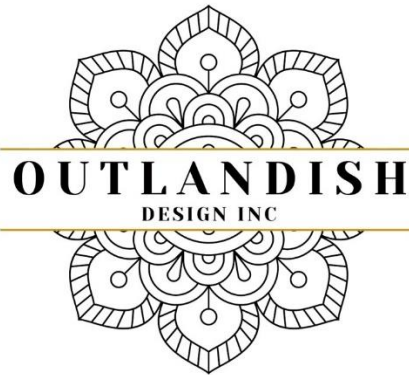
Public Hearing March 5th, Planning Matters CPC2024-0019

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am the applicant for the file and the additional material has been attached with this questionnaire.



REPORT

Prepared By: Outlandish Design Inc

220, 6424 36St NE, Calgary, AB

E-mail: info@outlandishdesinginc.com

Dec 08, 2023

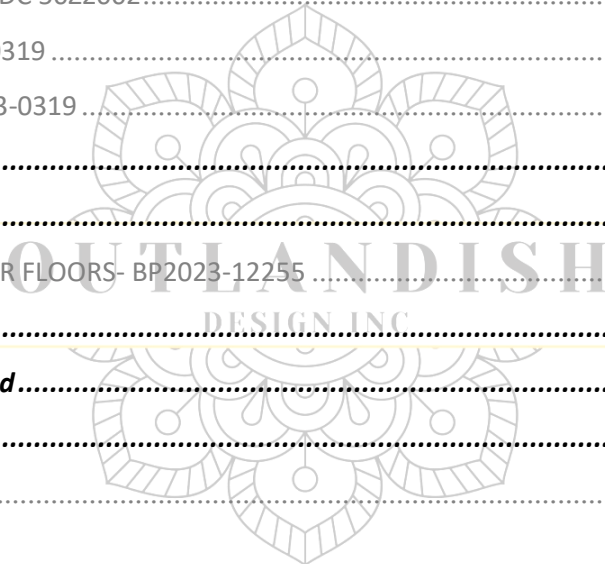
3371 77ST. SW

Calgary, AB

T3H 5N1

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PROJECT BRIEF

The property is a Single detached house on the corner of 77th St. SW and Spring Valley Way SW. The house was bought recently by the current property owner, who is in the middle of moving from Ontario to Calgary. The current property owner is a businessman with his business sprawled across ON and AB. He is expanding his roots in Calgary and wants to live closer to his family, who are also settled in Calgary.

Currently, his aging parents' dwell in the house and being old, they have a caretaker living with them. The intent is for the property owner to move into the house with his wife and three children and live with his parents and care for them.

As, they are a large family with working members, they require a full-time, in-house nanny/caretaker for the elderly parents as well as the three young children. This is the reason why they are trying to turn the existing basement into a legal suite.

The current configuration of the basement consists of a large bedroom, a gym room, a full bathroom, a large entertainment area, a bar area and a mechanical room with laundry.

The proposal is to turn the large entertainment area in a smaller TV room and add another bedroom with an ensuite. The bar, which the family does not use, will now accommodate a cooking range for the stay-at-home caregiver.

As the current zoning of the property falls under the DC50Z2002 from the year 2002, the property owner's intension is to bring the house up to the current code and rezone the property to R-1s that allows for a residential dwelling to have a secondary suite.

There is a four-car garage on the property with a driveway that accommodates another two cars. Being situated on the corner parcel, and with unrestricted on-street parking, there is always availability of parking for any additional cars that may visit during the day. As per the

land use bylaw, there is a requirement of a minimum of 1.0 parking stalls for a single detached dwelling and this unit provides an additional 5 stalls.

PERMITS

DP2023-04945

A development permit application was made to the city to allow legalizing an existing basement suite. However, due to the DC zoning, the city recommended applying for a Land-use redesignation from DC50Z2002 to R-1s as per the current By-law. To do this, a land use redesignation application, LOC2023-0319 was made.

LOC2023-0319

The land use redesignation application, LOC2023-0319 deals with the redesignation of this property to allow the property owner to turn an existing basement suite into a legal and safe suite. The scope of this application is only changing the zoning from DC50Z2002 to R-1s.

BP2023-12255

There also a separate building permit that has applied for this property before the development permit application to legalize the basement suite was made. This BP2023-12255 deals with the above ground extension of the house.

The current house has a great layout and an appealing exterior; however, it was designed for a client who had a different household configuration. The current property owner has young kids and aging parents who will occupy the house. They need additional space. The intent of this renovation is to extend the house onto the existing deck (and not beyond) and add a room above the garage. The footprint of the house will be almost the same, there are no changes made to the front elevations as the owner prefers the way the house is originally designed. The only changes made are to the rear elevation to accommodate the extension and the change in the roof plan. The height of the new elevation was designed to be lower than the existing roof, keeping in mind neighbors' privacy and any showing concerns.

While this permit is a building permit with the city and is not open to discussion as it is not a part of the application in circulation, we would like to take the opportunity to discuss the additions

made to the house to help the neighbors understand the extent of renovation and possible help resolve any concerns.

SITE INFORMATION

Site Address

3371 77ST. SW, Calgary, AB, T3H 5N1

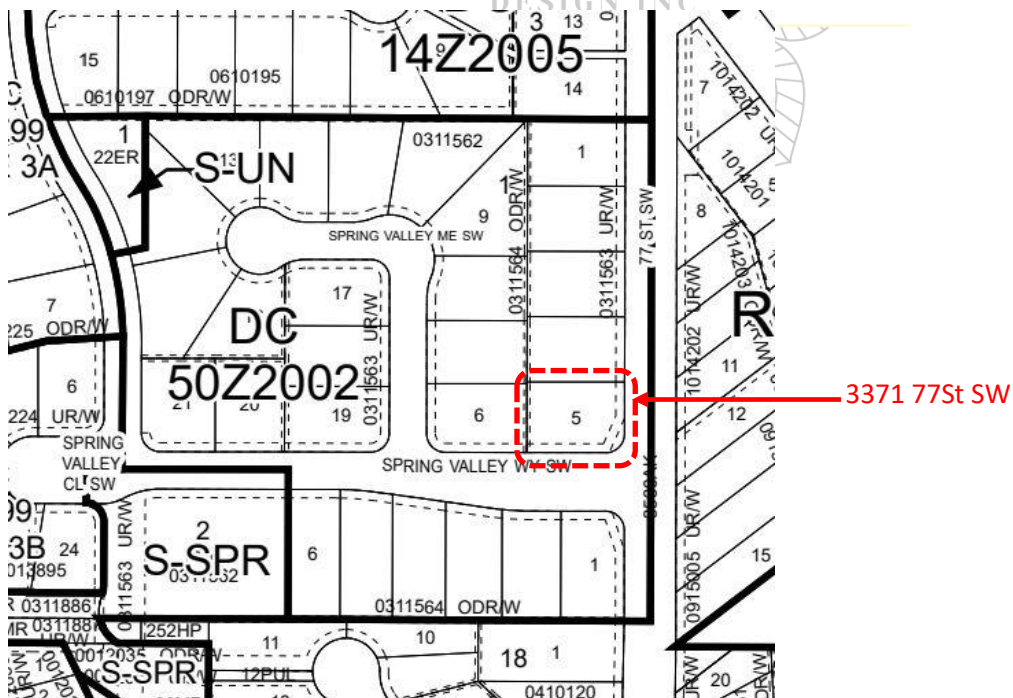
Legal address: Lot 5, Block 1, Plan 031 1562

Community: Springbank Hills

Current Land use: DC 50Z2002

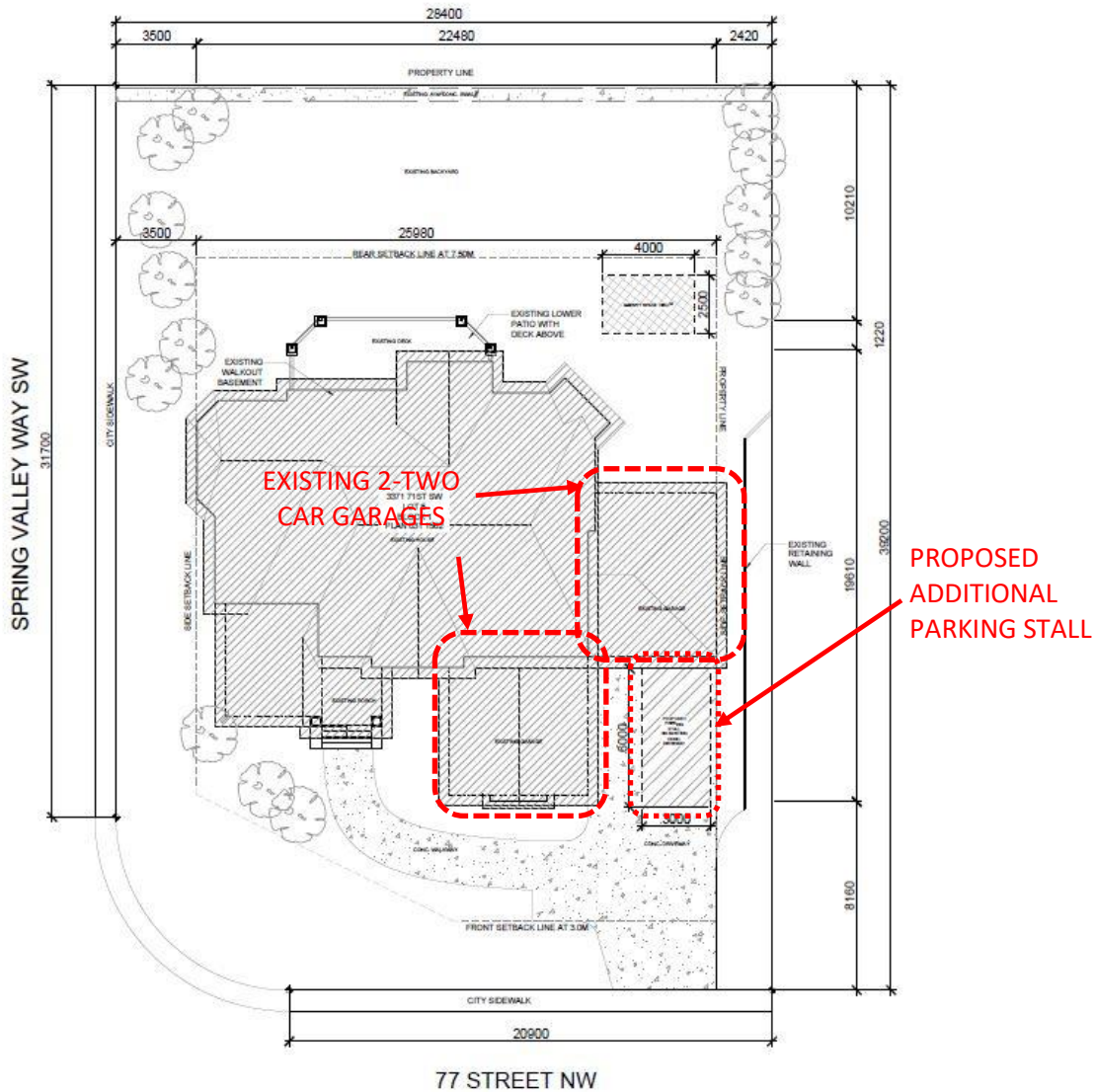
Land use amendment: R-1s (Residential One Dwelling District intended to accommodate a

Secondary suite



Map {Source: Land Use Bylaw maps. (2019, October 17). Calgary. <https://www.calgary.ca/maps/land-use-bylaw.html>}

SITE PLANS- LOC2023-0319



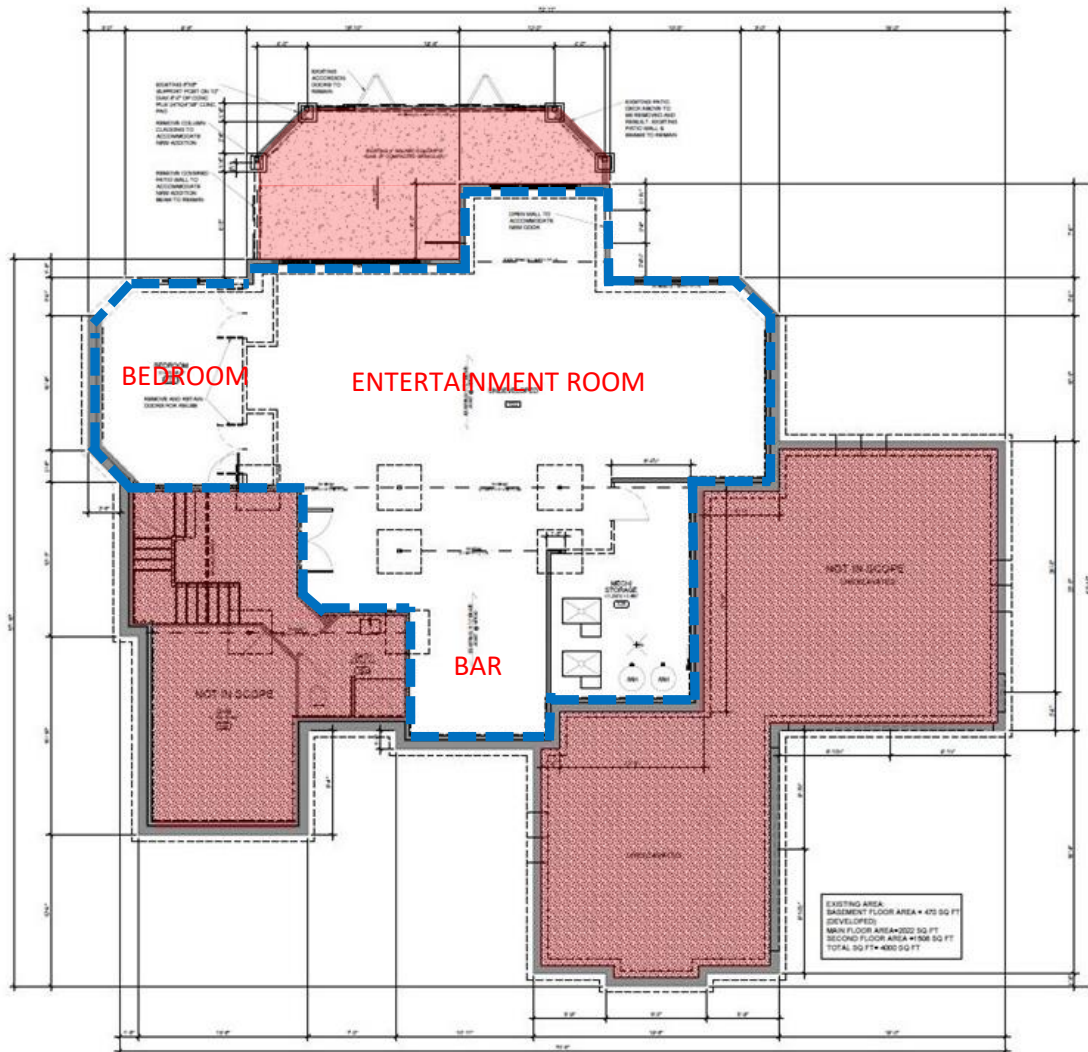
Existing site plan {Source: Drawing by Outlandish Design Inc.}

The site plan submitted to the city shows the existing house on the corner parcel with the existing two 2 car garages. We have also highlighted the proposed parking stall for the basement suite on the drive. This additional parking stall is completely on the subject property. As per the requirements under the R-1s there is a minimum requirement of 1 parking stall for a single

detached dwelling. The existing parking and the proposed additional parking meet and exceed the requirements of the city land use bylaw.

FLOOR PLANS- LOC2023-0319

Existing Floor Plan

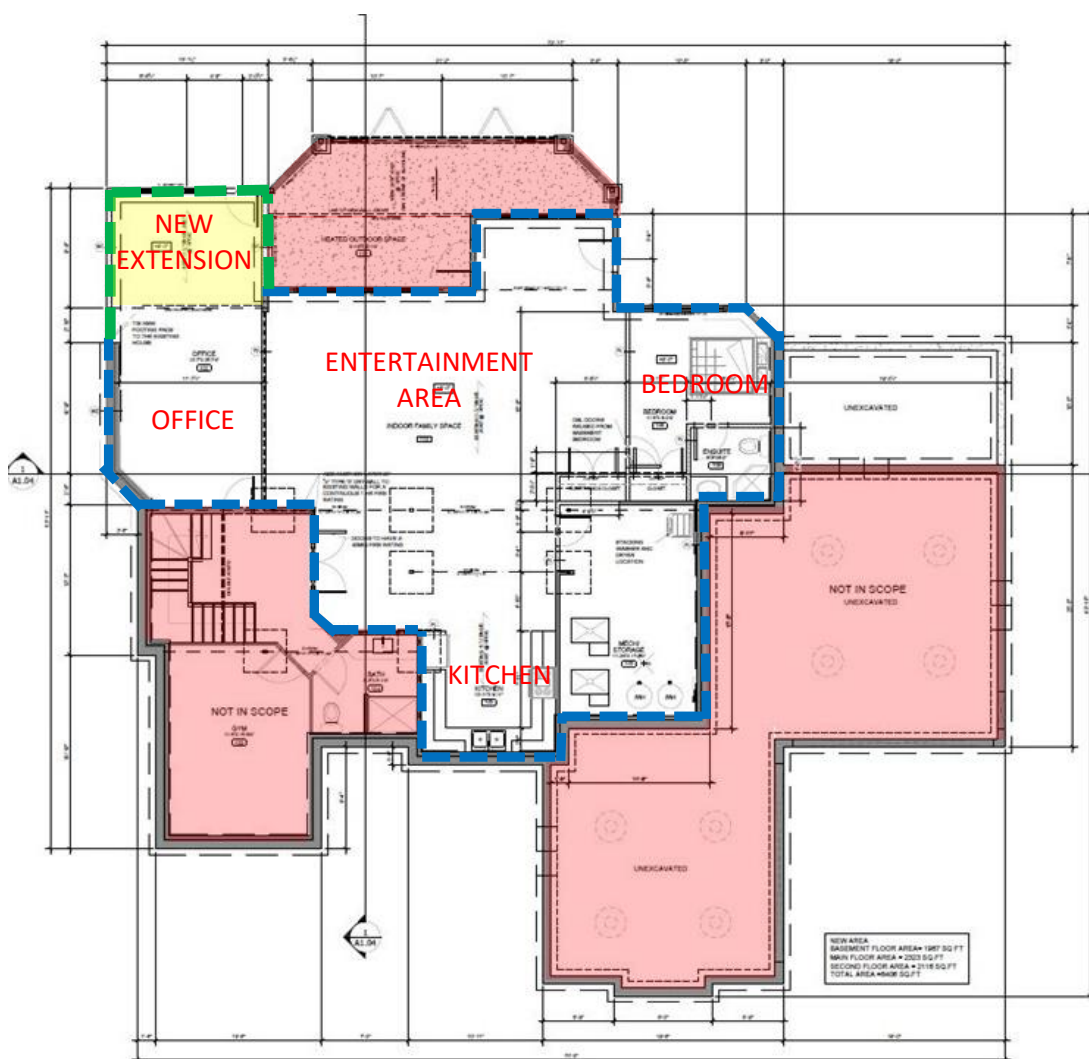


Existing Basement plan {Source: Drawing by Outlandish Design Inc.}

- - AREA NOT IN SCOPE (No renovation proposed)
- - AREA IN SCOPE OF RENOVATION

The plan shows the existing floor plan of the basement. The area in red is the area that will not be changed and will remain as is. The area in the dotted blue area is the area subject to change. Currently it has a single bedroom with the rest of the open space as an entertainment area. At the time of inception, the property owner designed the space to suit his needs and entertainment requirements. The current property owner has a bigger family configuration and does not require such a large entertainment area and therefore it makes sense for them to add office space and reconfigure the bedroom downstairs with its own ensuite and a kitchen.

Proposed Floor Plan



New Proposed Basement plan {Source: Drawing by Outlandish Design Inc.}

■ - AREA NOT IN SCOPE (No renovation proposed)

 - AREA IN SCOPE OF RENOVATION

 - PROPOSED EXTENSION

This plan shows the scope of the area under renovation. The existing bedroom will become an office space with accessibility from inside the house and from the rear yard. The bedroom will be relocated from the right side of the layout to the left with its own ensuite. The bar area will now accommodate a cooktop and will meet code for a proper kitchen. The entertainment area in the middle will remain but become smaller. An additional laundry will be accommodated within the spacious existing mechanical room.

Regarding the application LOC2023-0319, these are the only changes being made. The renovation to the main floor is part of a separate building permit and is not subject to public engagement. However, we would like to walk the neighbors through the proposed changes so they can understand the scope of renovation on the house and hopefully be satisfied with the explanation.

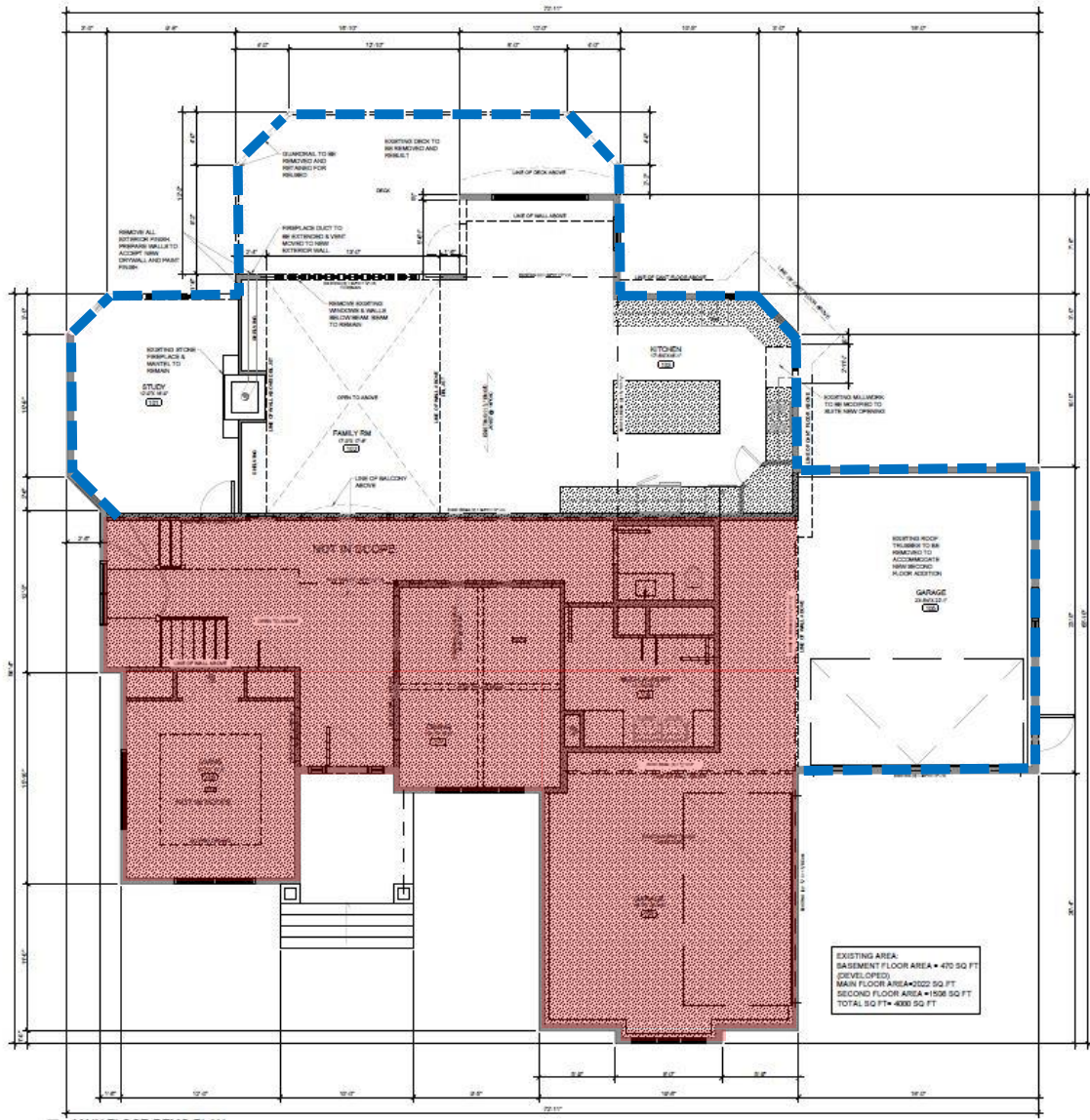
OUTLANDISH

DESIGN INC

RENOVATION ON UPPER FLOORS- BP2023-12255

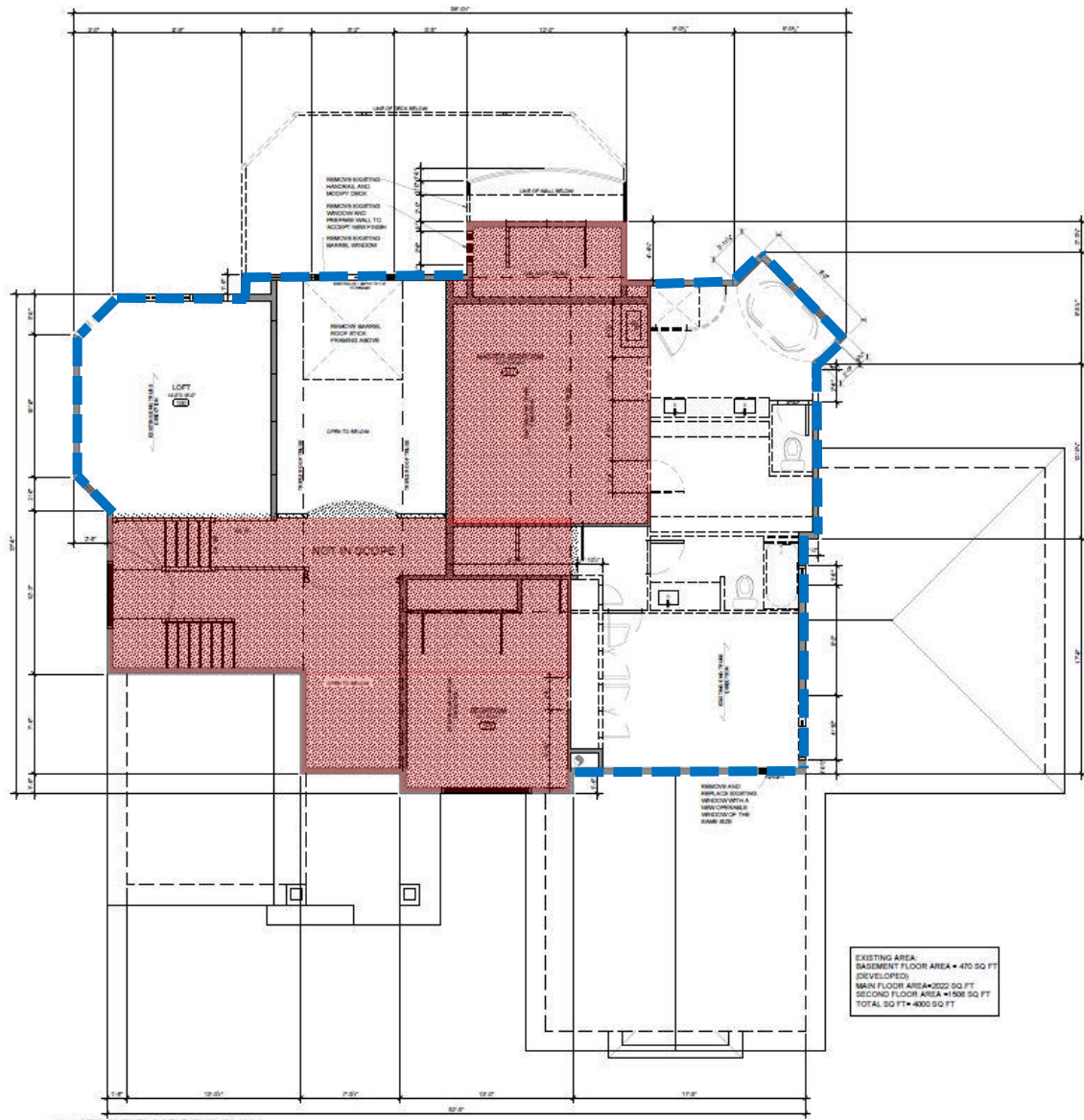
Please note that the plans and elevation provided here are only for reference and to provide clarity towards the scope of the project. They are already in the building permit application process and are not part of the land use redesignation application. Therefore, they are NOT open to discussion or amendments.

Floor Plans- Existing





Existing Main Floor plan {Source: Drawing by Outlandish Design Inc.}

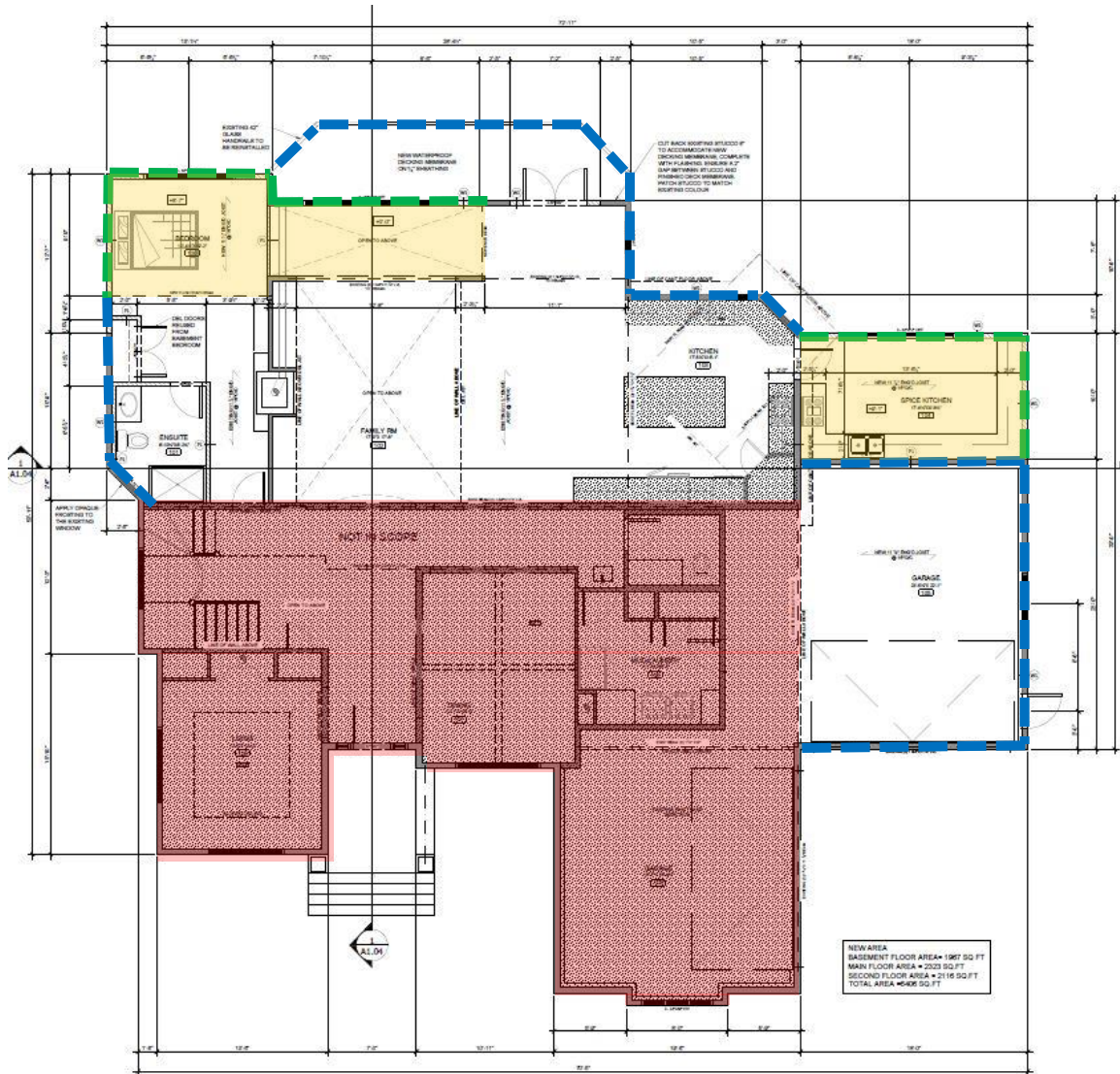
- AREA NOT IN SCOPE (No renovation proposed)
- AREA IN SCOPE OF RENOVATION



Existing Second Floor plan {Source: Drawing by Outlandish Design Inc.}

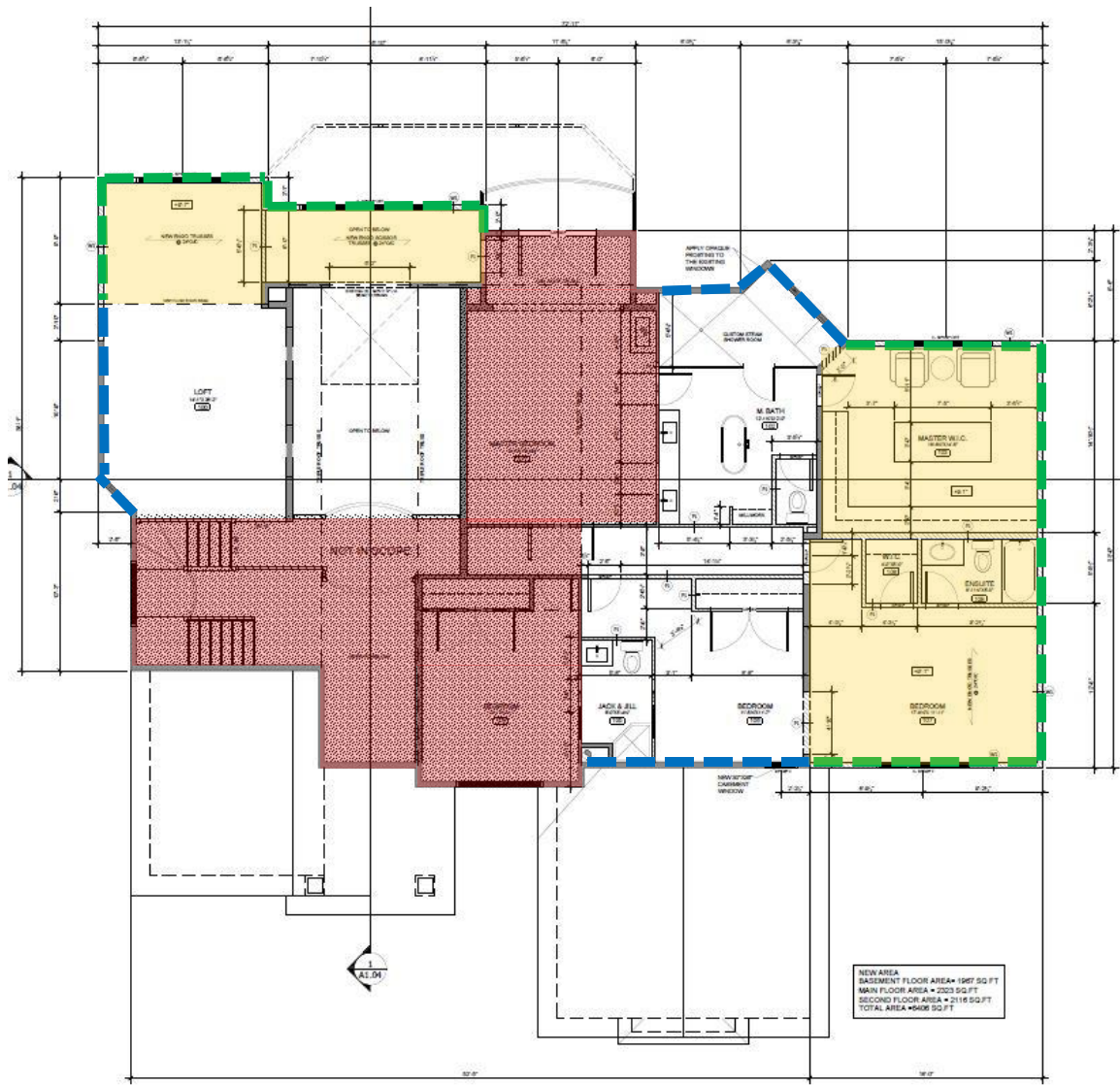
-  - AREA NOT IN SCOPE (No renovation proposed)
-  - AREA IN SCOPE OF RENOVATION

Floor Plans- Proposed



Proposed Main Floor plan {Source: Drawing by Outlandish Design Inc.}

- AREA NOT IN SCOPE (No renovation proposed)
- AREA IN SCOPE OF RENOVATION
- PROPOSED EXTENSION



Proposed Second Floor plan {Source: Drawing by Outlandish Design Inc.}

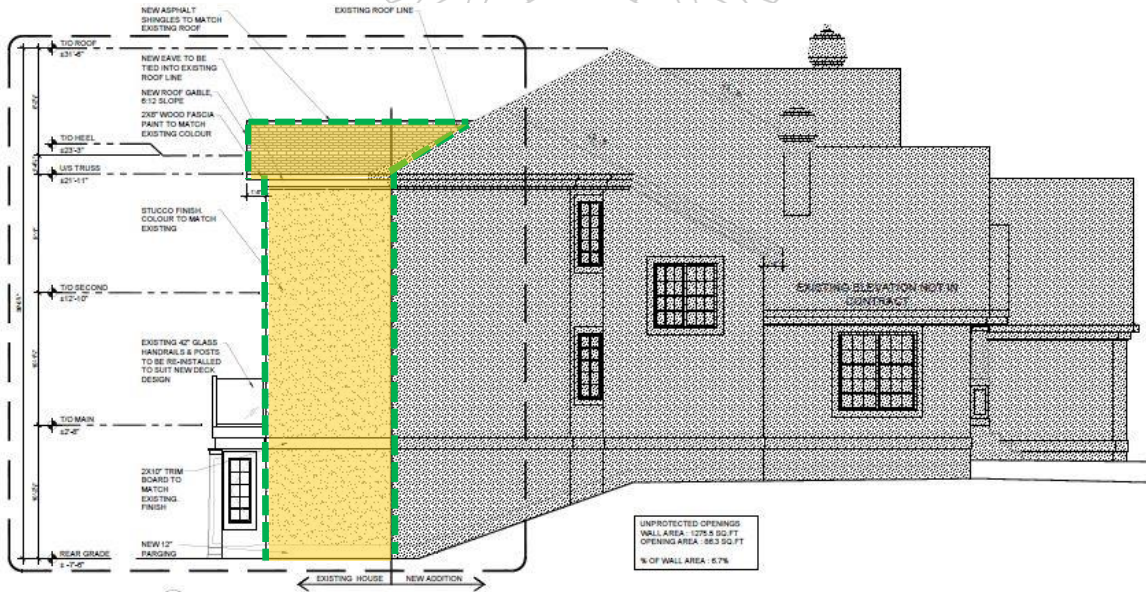
- AREA NOT IN SCOPE (No renovation proposed)
- AREA IN SCOPE OF RENOVATION
- PROPOSED EXTENSION

Elevations



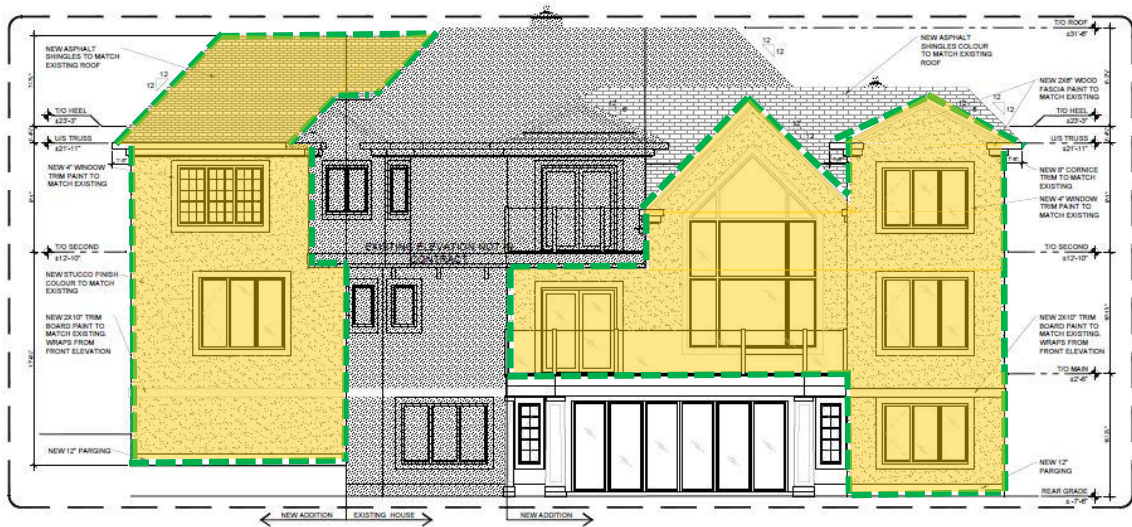
Front Elevation {Source: Drawing by Outlandish Design Inc.}

 - PROPOSED EXTENSION



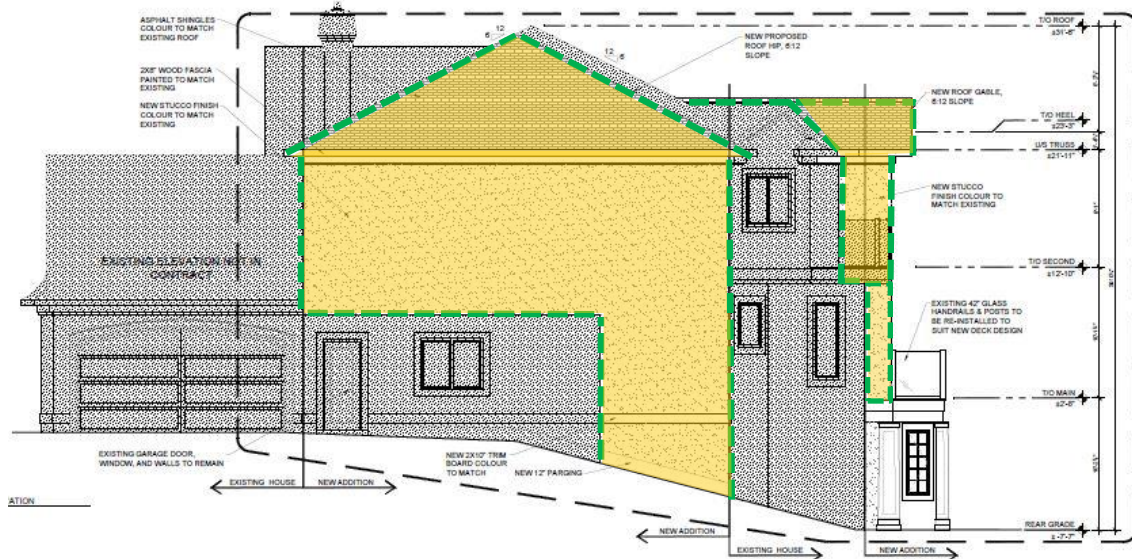
Left Elevation - along Spring Valley Way SW {Source: Drawing by Outlandish Design Inc.}

 - PROPOSED EXTENSION



Rear Elevation -along Spring Valley Way SW {Source: Drawing by Outlandish Design Inc.}

 - PROPOSED EXTENSION



Side Elevation -along 3357 77St SW {Source: Drawing by Outlandish Design Inc.}

 - PROPOSED EXTENSION

Please note that marked in yellow there are changes to the elevations proposed. Everything else on the elevations remains as is and there are no changes proposed to the portions that are in grey.

It has been our intent to make sure we retain the height of the building and also maintain the style, pitch and the overall look of the elevations. The owners love the existing elevations and want to match the extension to fit seamlessly into the existing roof structure without major changes to the façade.

CONCLUSION

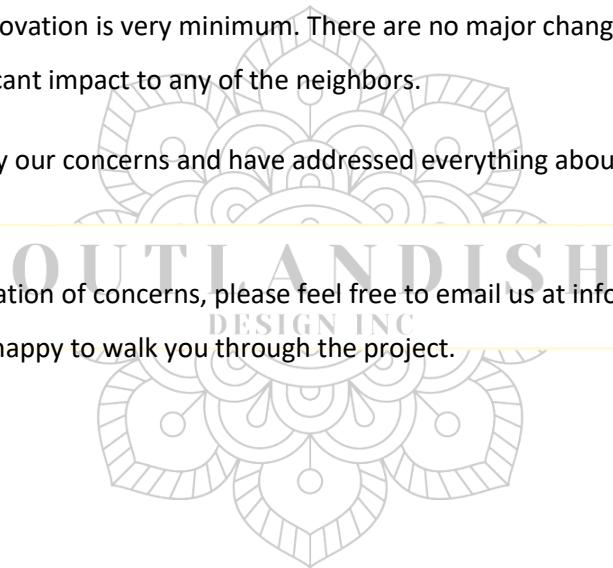
We hope with this project brief, we are able to address and clarify the apprehension the neighbors have had about the proposed renovations on this property.

The intent of the project brief is to help the neighbors understand the scope of work and be able to identify that the renovation is very minimum. There are no major changes proposed and there will be no significant impact to any of the neighbors.

We hope we can satisfy our concerns and have addressed everything about the extent of this renovation project.

For any further information of concerns, please feel free to email us at info@outlandishdesinginc. We will be more than happy to walk you through the project.

Thank you.





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I have read and understand the above statement.

First name [required] Ulyana

Last name [required] Nemish

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 5, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



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[required] - max 75 characters

item 18 of the proposed agenda is related to 3371-77 St SW modification

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If I understand correctly the developer is considering a design that has a maximum height of 12 m (3-4 storeys), increasing the current maximum height of 10 m and asking permission to develop a secondary suite. I am concerned is that a 4 storey house will obstruct the view for the residents living on the opposite site of the 77 street, and will dramatically change the street appearance. Thank you for considering my comments.



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I have read and understand the above statement.

First name [required] Cheryl

Last name [required] Newman

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 5, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use Redesignation - 3371 77 Street SW

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

February 26, 2024

RE: Land use Redesignation – LOC2023-0319 – Bylaw 85D2024

We wanted to submit our concerns regarding the land use redesignation for 3371 77 Street SW. We had sent an email to the City of Calgary on January 9, 2024, once we saw the proposal for the land use.

We would like to go on the record in opposition to the proposed change, as it is right now this property is one of the busiest on the block, as it relates to traffic, and we would only guess it will get busier with the proposed property use changes for this property.

We are concerned as it relates to the extra traffic at this location should they receive the redesignation and the proposed property development that will go with it. We believe that a legalized basement suite will add traffic, and not be consistent with the current development in the area.

We know that part of the submission was to provide a place for aging parents to live at this address and the basement suite would be for caregivers and, or nanny for the young children. From what we understand and have witnessed, there is already full-time care at the home, so not sure why they would need them to live in.

We hope the city will take our concerns to heart when deciding on the land use redesignation for this property and not allow the redesignation or the suite to be developed.

Thank you,

Cheryl Newman

[REDACTED]

3356 77 Street SW.

Calgary, T3H 5N1

[REDACTED]