

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SACRAMENTO DRIVE SW AND SHILLINGTON CRESCENT SW
BYLAW 279D2016

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The site contains an existing single detached dwelling and does not contain an illegal secondary suite or backyard suite at this time. This application was not submitted as the 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)

2016 September 08

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 279D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 10501 Sacramento Drive SW (Plan 2934JK, Block 5, Lot 34) 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 279D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (secondary suite or backyard suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007 (LUB).

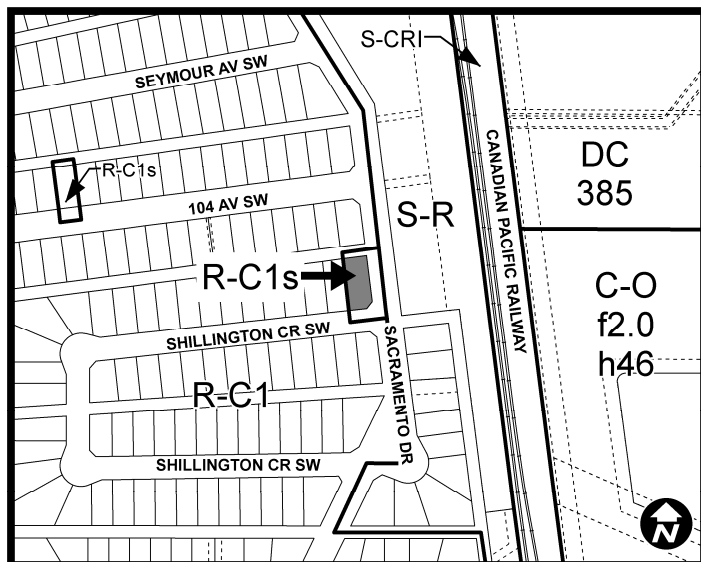
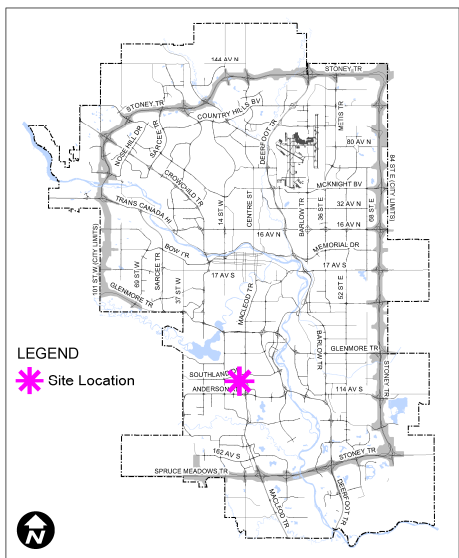
ATTACHMENT

1. Proposed Bylaw 279D2016
2. Public Submissions

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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 0.06 hectares \pm (0.16 acres \pm) located at 10501 Sacramento Drive SW (Plan 2934JK, Block 5, Lot 34) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

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Applicant:

Margo Wood

Landowner:

Margo Wood
Harvey Wood

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the 16.94 metre by 37.78 metre parcel is developed with a one storey single detached dwelling and a detached two-car garage accessed from the rear lane. Single detached dwellings exist to the north, south and west of the site. A parcel containing open space with soccer fields and a playground, designated S-R District, is located adjacent to the parcel, to the east.

Eight parcels have been redesignated to R-C1s to allow for secondary suites within an 800 metre radius of the parcel.

The following table identifies the historic peak and current population of Southwood. The community's current population is 22 percent lower than in 1978, Southwood's peak population year.

Southwood	
Peak Population Year	1978
Peak Population	8,101
2016 Current Population	6,282
Difference in Population (Number)	-1,819
Difference in Population (Percent)	- 22%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use secondary suite or a discretionary use backyard suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for one additional dwelling unit to be considered via the building permit and/or development permit process. The parcel conforms to all LUB minimum width, depth and area requirements. If a secondary suite is proposed with no LUB relaxations, only a building permit would be required. If a secondary suite with any LUB relaxations or a backyard suite is proposed, then a development permit and building permit will be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014) (SSRP)

The parcel is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009) (MDP)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane. The area is served by Calgary Transit bus service (Route 3) with the nearest bus stop located approximately 550 metres to the north. The Southland LRT Station is approximately 550 metres to the north. On-street parking adjacent to the parcel on Shillington Crescent SW is unregulated, however parking on Sacramento Drive SW requires a parking permit.

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 if a backyard suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

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GROWTH MANAGEMENT

This Land Use Amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

The Southwood Community Association indicated that they take no position in regards to this application.

Citizen Comments

Administration received five (5) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- The community already experiences difficulty parking on the street as a result of the Southland LRT, and a secondary suite will compound this problem;
- Further street parking within a playground zone heightens the danger of vehicle collision with a child;
- Densification of the area will increase the number of cars / traffic, as well as garbage;
- The homes in this community are meant for R-C1 zoning to control the density of Southland;
- A secondary suite in this location will invite temporary inhabitants and devalue the neighbourhood's properties;
- Densification of Southwood is premature – other areas of the city should increase densities first;
- Approval of this land use amendment will set a precedent in the community;
- Southwood has plenty of areas zoned as R-C2 and M-C1. This parcel should not change;
- Calgary's vacancy rates are currently high. Additional rental options will drop rental prices further and cause rental collapse;
- Zoning should not be changed retroactively as it is unfair to neighbours;
- Zoning of a parcel should be grandfathered to the zone it was when the house was built;
- Stress on existing utilities – additional population was not considered at the time that utilities and roads were constructed in Southwood; and
- The objector does not want to see Southwood turned into an R-C1s community.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The reasons for our application are:

1. We have the good fortune to have acquired a well maintained property that is situated in a safe, central location, within a 3 minute walk to the Southland LRT station, schools of all grade levels and with walkable access to numerous amenities. It is in a perfect location for someone that has no choice but to rent due to the unaffordability of owning a home and possibly a car of their own. We believe that no one renting should have to live in an illegal, unsafe suite. We hope to be able to provide someone a suite that will be clean, comfortable and a pleasure to come home to. We strive to set the example of what great land lord and tenants can be.
2. To provide us a retirement income as we will be approaching retirement age within the next 3 years.
3. To secure the possibility that our own kids can have a place to return to after college that would be an affordable option for them.

I ask for your approval, upon consideration of the advantages that this property could provide, to those in need of safe, convenient and affordable accommodations, a retirement income, and family legacy.