

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW AND ELBOW DRIVE SW
BYLAW 329D2017

MAP 16S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a 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)

2017 September 07

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

That Council hold a Public Hearing on Bylaw 329D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 10308 Elbow Drive SW (Plan 4540HU, Block 2, Lot 10) 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 329D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

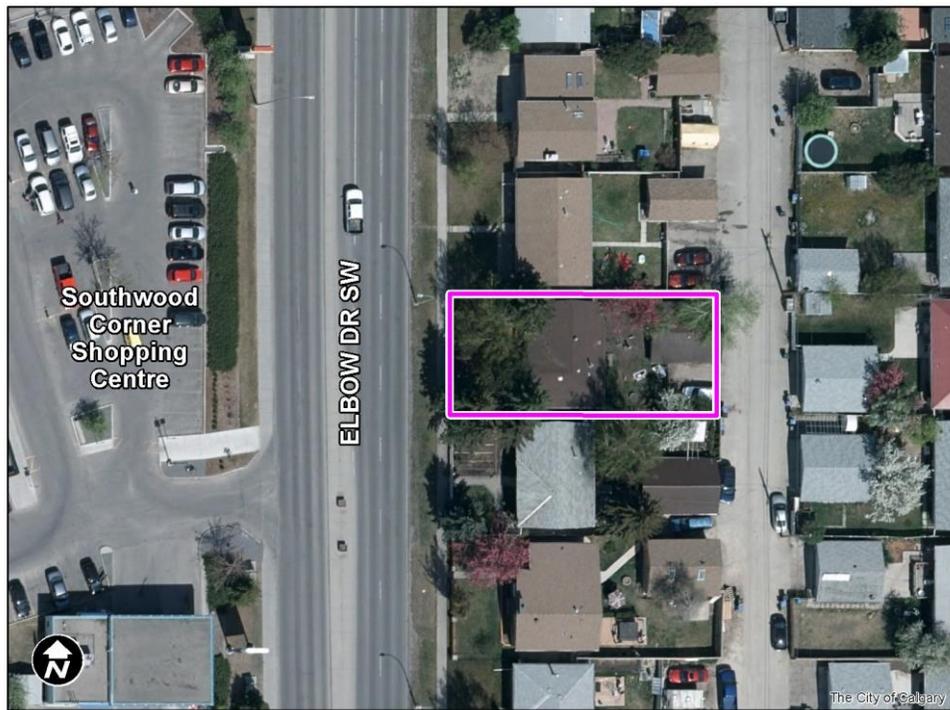
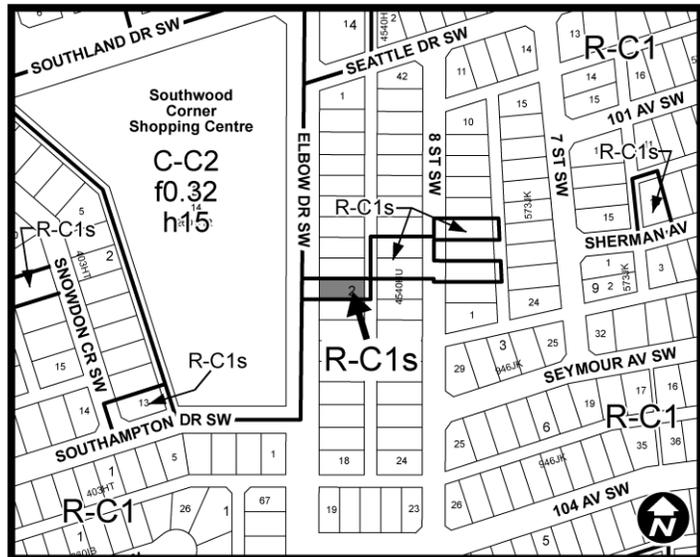
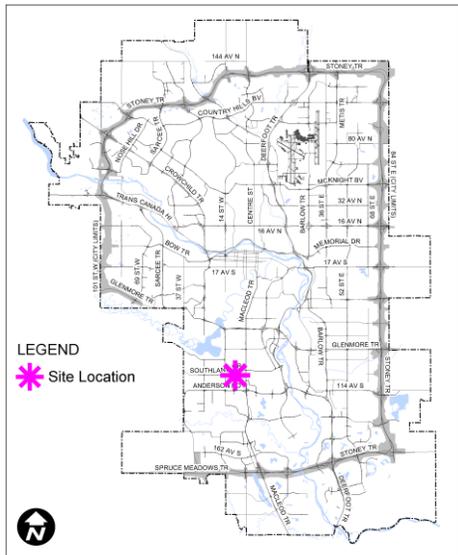
ATTACHMENT

1. Proposed Bylaw 329D2017
2. Public Submissions

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MAP 16S

LOCATION MAPS



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MAP 16S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 10308 Elbow Drive SW (Plan 4540HU, Block 2, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton

Carried: 8 – 0

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MAP 16S

Applicant:

Marc Camille Gaston Duval

Landowner:

Marc Camille Gaston Duval

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 15 metres by 33 metres in size and is developed with a one storey single detached dwelling. There is a two-car detached garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and south. A large community-scale commercial development (Southwood Corner) exists to the west of the site.

According to data from The City of Calgary’s 2016 Civic Census, the following table identifies Southwood’s peak population and year, current population, and the population amount and percentage difference between the peak and current populations.

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 or a Contextual single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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MAP 16S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. 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)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Elbow Drive SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop located within approximately 50 metres walking distance of the site on Elbow Drive SW. The subject parcel is also served by Calgary Transit’s Light Rail Transit service with the Southland LRT Station located within approximately 800 metres walking distance of the site at Southland Drive SW and Sacramento Drive SW. On-street parking adjacent to the site is restricted between 07:00 – 08:30 Monday to Friday.

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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter indicating “no position” on the application from the Southwood Community Association (APPENDIX II).

Citizen Comments

Administration received one letter of objection to the application.

Reasons stated for the objection are summarized as follows:

- derelict property
- parking concerns

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The reason for my application for redesignation, is for the simple fact that rent for a lot of people is unaffordable in Calgary, hence making it difficult for a lot people.

Some of my family have experienced this recently, therefore I wanted to build a unit above the garage giving some of my family members the option of having a clean, safe place that they can call home at an affordable price.

Future use: Both myself and long time girlfriend have parents that are in their sixties. We would love to give them an option to have a clean safe place to live where it is convenient for us to help them out rather than sending them off to an old age home.

Thank you for considering my application and I look forward to hearing back from you.

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APPENDIX II

LETTERS SUBMITTED



Mon 7/24/2017 12:58 PM

Becky Poschmann <becky.poschmann@gmail.com>

[EXT] Re: LOC2017-0196 - Circulation Package

To CPAG Circ

Whom it may concern,

This email is to inform you that the Southwood Community Association does not take a position on this application.

Regards,
Becky Poschmann
Director of Development

On Thu, Jul 20, 2017 at 3:45 PM, CPAG Circ <CPAGCirc@calgary.ca> wrote:

Good Afternoon,

Please find attached to this email the Circulation Package for Land Use Amendment application LOC2017-0196 for your review and comment.

Please submit all correspondence to Subdivision Circulation no later than **August 9, 2017**.

Please forward all comments to cpag.circ@calgary.ca.

Thank you,

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

