

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017

Item # 8.1.5

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'S RECOMMENDATION**

2017 October 19

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 374D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 348 Sackville Drive SW (Plan 4985JK, Block 17, Lot 7) 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 374D2017.

**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**

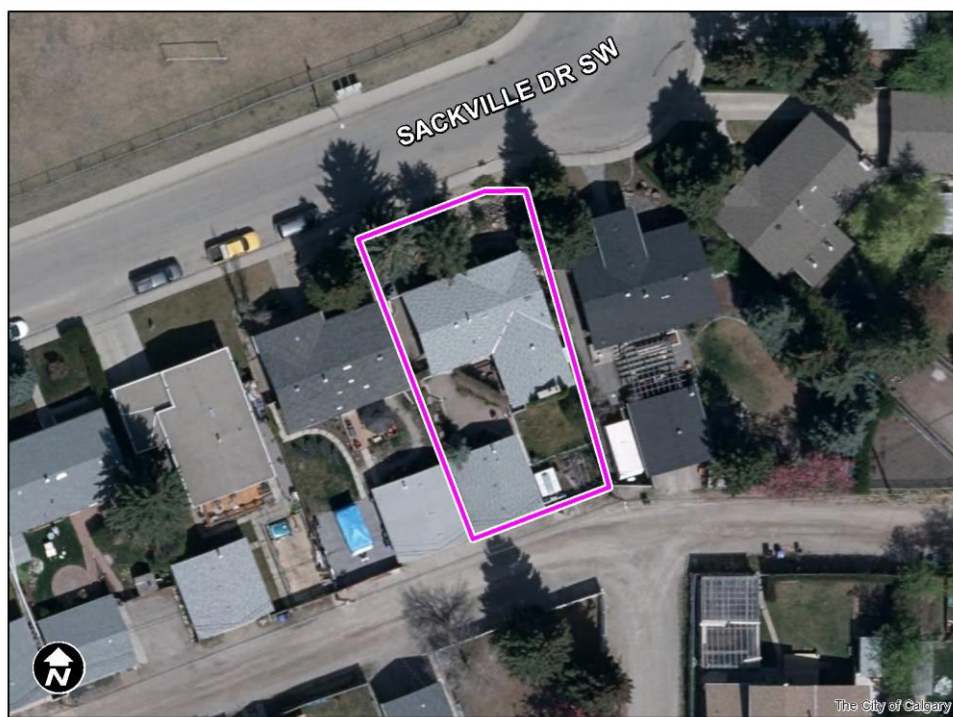
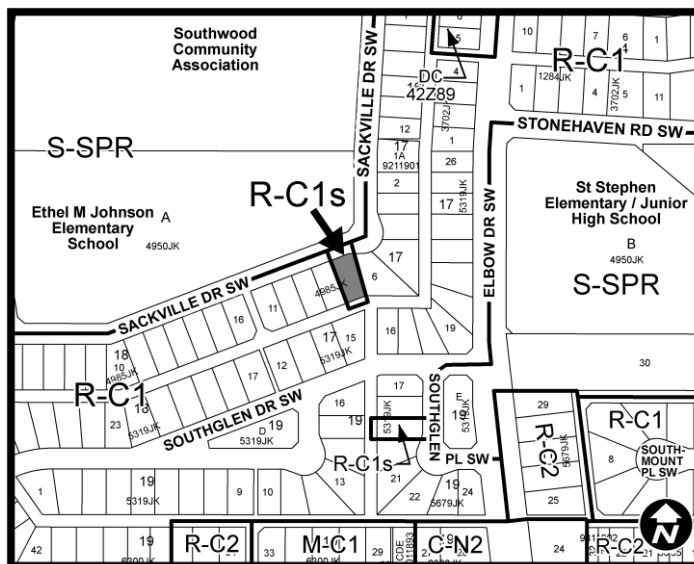
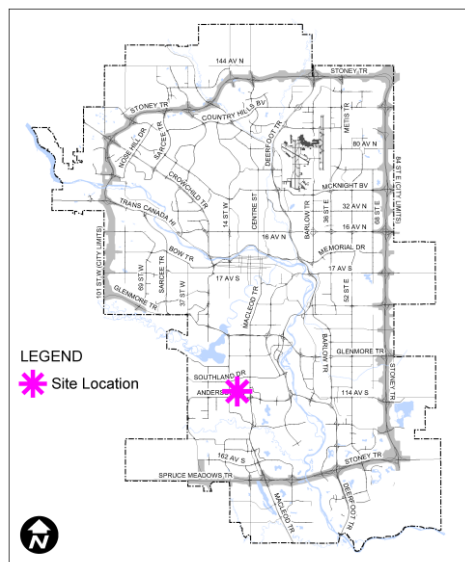
1. Proposed Bylaw 374D2017
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 348 Sackville Drive SW (Plan 4985JK, Block 17, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 9 – 0

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**Applicant:**

Alexander J M Vincent

**Landowner:**

Alexander J M Vincent  
Robert L Vincent

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 33 metres by 17 metres in size and is developed with a one-storey single detached dwelling and a detached one-car garage that is accessed from the rear lane. A school exists to the north of the site. Single detached dwellings exist to the east, south, and west of the site.

According to data from the City of Calgary 2017 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.

<b>Southwood</b>	
Peak Population Year	1978
Peak Population	8,101
2017 Current Population	6,214
Difference in Population (Number)	-1,887
Difference in Population (Percent)	-23%

**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 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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**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).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Sackville Drive SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is unregulated.

**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.

**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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Southwood Community Association received a letter stating that the Southwood Community Association does not take a position on this application.

**Citizen Comments**

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Existing traffic on Sackville Drive SW;
- Other existing illegal secondary suites in the area;
- Parking issues;
- No need for secondary suites based on expectation that low cost housing will be developed near Anderson Light Rail Transit Station; and
- Decrease in property values.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

To Whom it may concern,

We are making this application for a Land use Redesignation for several reasons:

- 1) As part of an older established and less densely populated neighborhood our house is an ideal candidate for a secondary suite. And it can contribute to a low impact living "footprint" in part because it is only 175 steps to the nearest bus stop and a mere 10 minute walk to Anderson LRT.
- 2) Although it's not primarily a city concern, secondary suites provide a potential alternative place for older parents to age within a family atmosphere, while maintaining the independence associated with secondary suites. This could ultimately save the provincial health system much of the expense associated with institutional care while providing a better environment for the parent/parents.
- 3) We both believe that the city is correct in promoting increased density, as opposed to continued sprawl. And that secondary suites, nicely done, are an attractive option for both tenants and owners.
- 4) Long term, well done secondary suites would increase the value of the house and the neighborhood if more people "buy into the idea." Ultimately it would make it easier for younger buyers to afford the more established neighborhoods, as opposed to moving to those cheaper outlying areas, because they could count on some rental income to help with the mortgage. This in turn will revitalize these older neighborhoods which often seem to go through cycles where younger families with kids are mostly absent. These kids and their parents are often the ones most involved with the community, its schools, and local activities.
- 5) Lastly, if we look at areas of the city that are zoned for duplexes, fourplexes and multifamily dwellings, they often look like shabby rental neighborhoods. Owners live nowhere nearby, and treat the area as just rental properties, and they look it. By contrast, well done secondary suites, particularly ones over detached garages give "us" as a community a chance to get development right. I'd suggest that if you look at other areas within the city, and elsewhere, that "granny shacks" have been promoted, you more often find that the property owners live in either the house or the garage, and keep an eye on each other. This also allows older owners to maintain the community ties they established in their years within the area, while allowing someone else to have the benefit of a detached house. And these areas look very different from areas that are mostly rental enclaves.

### 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.

