

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
7 STREET SW AND SHERMAN AVENUE SW
BYLAW 375D2017

Item # 8.1.6

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 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 375D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 10308 - 7 Street SW (Plan 573JK, Block 9, Lot 2) 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 375D2017.

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

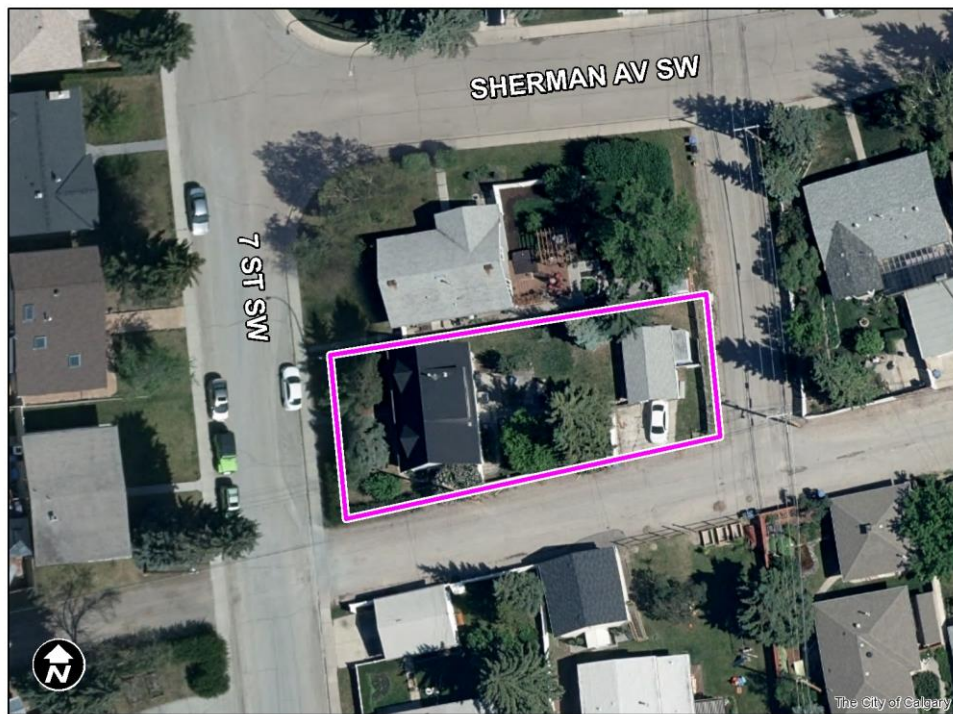
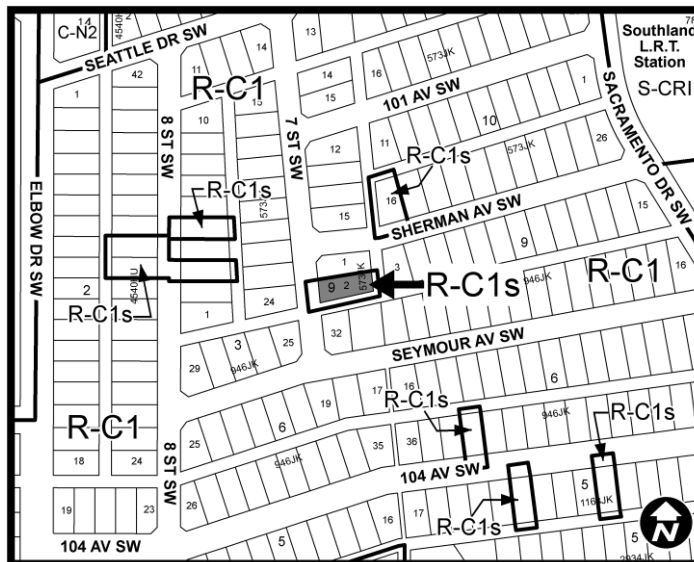
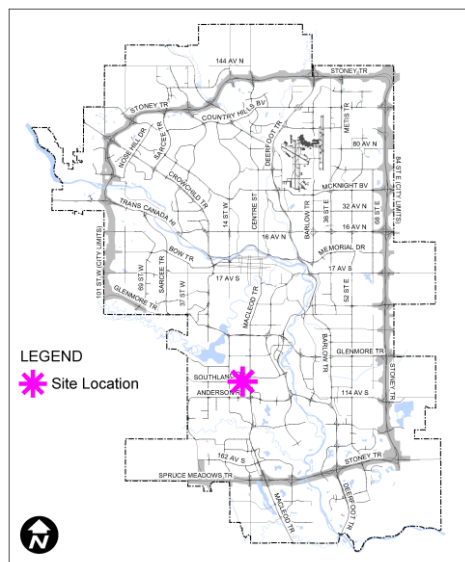
1. Proposed Bylaw 375D2017

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Item # 8.1.6

MAP 16S

LOCATION MAPS



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BYLAW 375D2017

Item # 8.1.6

MAP 16S

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 10308 - 7 Street SW (Plan 573JK, Block 9, Lot 2) 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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BYLAW 375D2017

Item # 8.1.6

MAP 16S

Applicant:

Nicholas R Brunisma

Landowner:

Nicholas R Bruinsma

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 16 metres by 40 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, 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 if any.

Southwood	
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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SOUTHWOOD (WARD 11)
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BYLAW 375D2017**

Item # 8.1.6

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).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 7 Street SW and the rear lane. The area is served by Calgary Transit Primary transit network bus service and light rail transit with a bus stop location within approximately 400 metres walking distance of the site on Elbow Drive SW. The Southland LRT station is located approximately 550 metres walking distance of the site. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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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BYLAW 375D2017**

Item # 8.1.6

MAP 16S

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 an email from the Southwood Community Association (CA) stating that the CA does not take a position on this application. The email is attached in APPENDIX II.

Citizen Comments

Administration received two letters in support of the application.

Reasons stated for support are summarized as follows:

- Close proximity to the c-train station;
- Allows for more affordable housing options;
- Secondary suite will enhance this street, community and city overall; and
- Property is well kept.

Administration received one letter in opposition of the application.

Reasons stated for opposition are summarized as follows:

- Desire to remain in an R-C1 only community;
- Will bring undesirable renters to community;
- Increase in crime, noise, and trash; and
- Increase in traffic.

Public Meetings

No public meetings were held by the Applicant or Administration.

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7 STREET SW AND SHERMAN AVENUE SW
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Item # 8.1.6

MAP 16S

APPENDIX I

APPLICANT'S SUBMISSION

Nicholas Bruinsma

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

RE: Reason for Application

To Whom It May Concern,

Please consider the following as justification for my application of a secondary suite. It is my belief that my property is an excellent candidate for redesignation, allowing for the construction of a secondary suite that will have positive effects for the city of Calgary and for the Community of Southwood.

A secondary suite on 10308 7th St SW would provide an excellent start for young professionals, unable to afford a large property or living in the core of the city. Less than 10 minutes walk from the Southland C-train, it provides easy access to the city core. It currently has a rear entrance, giving private access to the basement.

There is room for multiple vehicles on the parking pad, and it is located on the corner, with street parking as well as wide, paved alleys on two sides. Combined with this location, a large fenced off back yard, with mature trees makes the property very private, limiting any negative impact on the neighborhood. It is also an ideal location for pet owners.

Calgary is currently the fastest growing City in Canada, having grown 32% to more than 1.2 million citizens between 2005 and 2015. (Country Digest, 2017). In terms of demographics, World Population View (2017) states that 42% of Calgary's growth is due to international migration. The Calgary Economic Development website (2016) states that the median age for a Calgarian is 36.4 years. Calgary is experiencing an influx of young professionals looking to start a career. The availability of affordable housing is wholly inadequate to support such a population boom, causing a potential bottleneck in economic growth. Approximately 1 in 3 homeless people in Calgary are employed but unable to find affordable housing. This is compared to less than 1 in 10 throughout the nation. (Campbell, 2017). Calgary does not have the housing to support the current high level of economic activity.

Allowing secondary suites in an established neighborhood, such as Southwood, will create modest economic advantages for the businesses in the area. In addition, it allows the city of Calgary to leverage existing infrastructure (schools, green spaces, parks, utilities, etc.) to accommodate a growing population, reducing the expense of expansion. Located just off McLeod and nearby both Chinook and South Centre Mall, Southland offers access to all the required amenities.

Southwood is an older area, that has gone through some rejuvenation recently. As well as seeing construction and resale of houses in the area, there have been several instances of home owners applying for redesignation. As such it is an ideal and accepting neighborhood for secondary suites.

My basement is large enough to accommodate a 1.5 bedroom suite with a modest sized bathroom, kitchen, and living area, perfect for a young professional. I am prepared for the cost of permits and work meet applicable city standards and maintain the suite. Thank you for your consideration.

Regards,

Nicholas Bruinsma

S. Brar

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Item # 8.1.6

MAP 16S

Nicholas Ryan Bruinsma

Southwood Neighborhood

RE: Rezoning of Property for a Secondary Suite

To Whom It May Concern,

I am currently putting in an application with the city to have my property, 10308 7th St SW, rezoned to allow for a legal secondary basement suite. If my application is accepted, there will be a period of time where I will be required to post in the newspaper, as well as in my yard, asking for neighborhood feedback.

As a result, I would like to address some of the concerns about secondary suites:

1. Parking – My house is located on a corner, with two paved alleys on either side. As well as two spots on my parking pad, there is lots of street parking and wide alleys so that parking in the area should not be negatively affected
2. Privacy – My backyard has a large fence, with mature trees. As mentioned it is also surrounded on 3 sides by roads, making it quite private and maintaining the privacy of those around
3. Transient Residents – Calgary is a city with a large professional population. By rigorous screening of individuals before allowing rental, I can minimize the risk of individuals who are disruptive to the neighborhood.

I am looking for others in the neighborhood who may be willing to give me a positive feedback, as this could go a long way in my application being accepted. Tangible benefits for people in the neighborhood include increasing property value and making future applications easier to complete.

If you were interested to do so on my behalf, when the time comes, I would be very happy to keep you posted in all proceedings including steps in the process, timelines and costs along the way. I feel this would be valuable information if this was something you personally would be interested in doing yourself at any point.

Thanks for your time. If you are interested in this, please see my contact information below. If you are not sure if you are interested to assist me at this time, but have some questions in regard to the process so far, I'd be happy to answer them as well.

Regards,

Nicholas Bruinsma


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MAP 16S

APPENDIX II

LETTERS SUBMITTED

 Tue 8/29/2017 2:51 PM
Becky Poschmann <[REDACTED]>
[EXT] Re: LOC2017-0241 - 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 application LOC2017-0241.

Regards,
Becky Poschmann
Director of Development

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 simply 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.

