

**LAND USE AMENDMENT
SPRINGBANK HILL (WARD 6)
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW
BYLAW 377D2017**

Item # 8.1.8

MAP 3W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) 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 377D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 377D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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 Springbank Hill Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

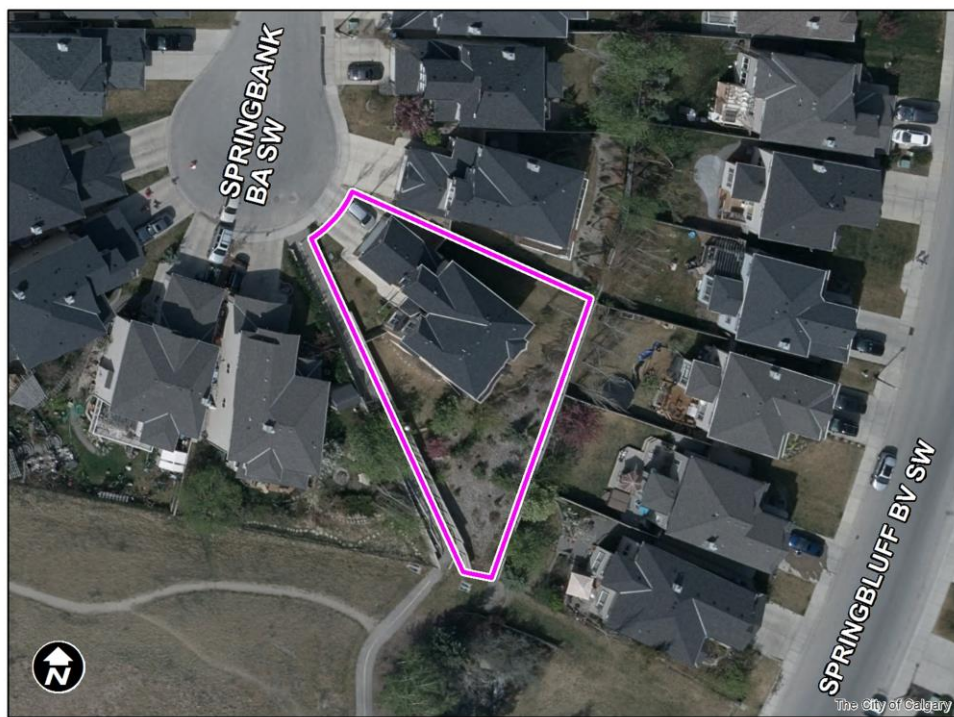
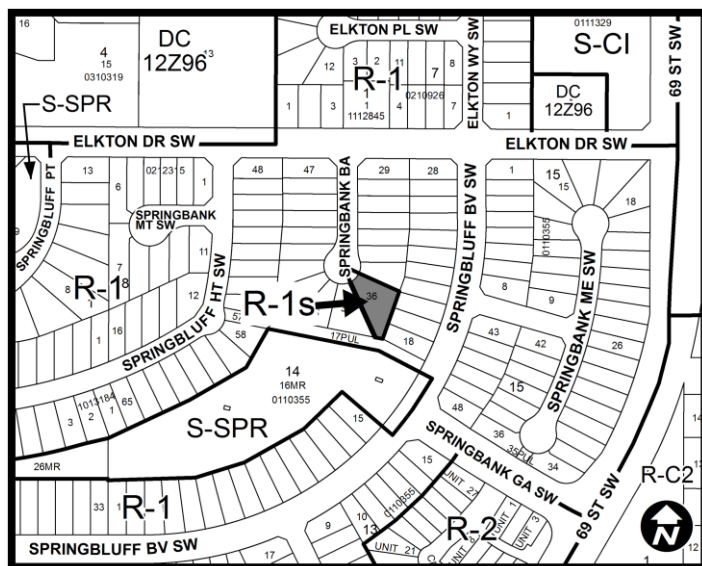
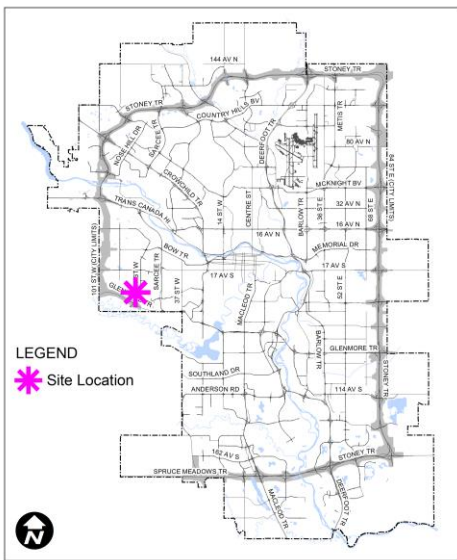
1. Proposed Bylaw 377D2017

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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 0.08 hectares \pm (0.21 acres \pm) located at 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: M. Tita

Carried: 6 – 3

Opposed: M. Foht, D. Leighton
and S. Keating

Reasons for Opposition from Mr. Leighton:

- I did not support this application because of the limited ability to accommodate on- or off-street parking.

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Applicant:

Farshid Zafari

Landowner:

Roshanak Kholdisbeti
Farshid Zafari

PLANNING EVALUATION

SITE CONTEXT

Located in a low-density residential R-1 setting in the community of Springbank Hill, the site is approximately 26 metres by 38 metres in size and is developed with a two-storey single detached dwelling, an attached two-car garage that is accessed from Springbank Bay SW, and a two-car parking pad that is accessed from Springbank Bay SW. Single detached dwellings exist to the north, east, and west of the site. A pathway connection separates the site from a public utility right-of-way providing storm drainage to the south.

According to data from the City of Calgary 2017 Civic Census the following table identifies Springbank Hill's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Springbank Hill	
Peak Population Year	2016
Peak Population	9,995
2017 Current Population	9,985
Difference in Population (Number)	-10
Difference in Population (Percent)	-0.1%

LAND USE DISTRICTS

The proposed R-1s 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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Springbank Hill Area Structure Plan (2017)

The site is located within the “Standard Suburban” land use area as identified on Map 2: Land Use Concept of the *Springbank Hill Area Structure Plan* (ASP). Though the ASP is silent on the subject of secondary suites, it states that all neighbourhood areas should achieve the upper range of their density targets (subsection 3.1.1). In this case, the required density range is 7-17 units per gross developable hectare. Currently, development fronting Springbank Bay SW achieves 14 units per gross developable hectare.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Springbank Bay SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metres walking distance of the site on Springbank Gate 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.

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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 did not receive a response from the Springbank Hill Community Association.

Citizen Comments

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

- Limited on-street parking in the cul-de-sac;
- No lane, so it is difficult finding room on-street for waste & recycling pick-up;
- Fear of decrease in property value;
- Concern that renters are not personally invested and do not take pride in their homes;
- Grown children in cul-de-sac already have many cars, additional cars would not be safe for small children;
- Other homeowners chose to live among families, not renters; and
- Applicants should move to a smaller home if they want to downsize, not change their land use designation.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

LOC2017-0228

date: 2017-12-11

Dear Calgary Planning Commission,

We the of 32 Springbank Bay Resident
decided to get a permit for legalization of
our basement as a suite for mostly two reasons

① we are going
to down size, but we love our home and
we want to stay in our home.

② Financially it can help us to pay off
the remaining mortgage.

We appreciate your help in this regard.

Sincerely,

Farshid Zafari

APPENDIX II

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.

