

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0285  
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**Land Use Amendment in Altadore (Ward 8) at 5015 – 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property from Residential – Contextual one Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) and Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 5015 – 15 Street SW (Plan 5301GP, Block 20, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 149D2018; and

1. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 5015 – 15 Street SW (Plan 5301GP, Block 20, Lot 16) 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 149D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

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.

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**BACKGROUND**

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.

**Site Context**

The subject site is located in the southwest community of Altadore. Surrounding development consists of low-density residential to the north, east and west of the site, and the Glenmore Reservoir to the south. The site is approximately 25 metres by 38 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that can be accessed from 50 Avenue SW, and a one-car detached garage that is accessed from the rear lane.

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*Figure 1: Community Peak Population*

<b>Altadore*</b>	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31%

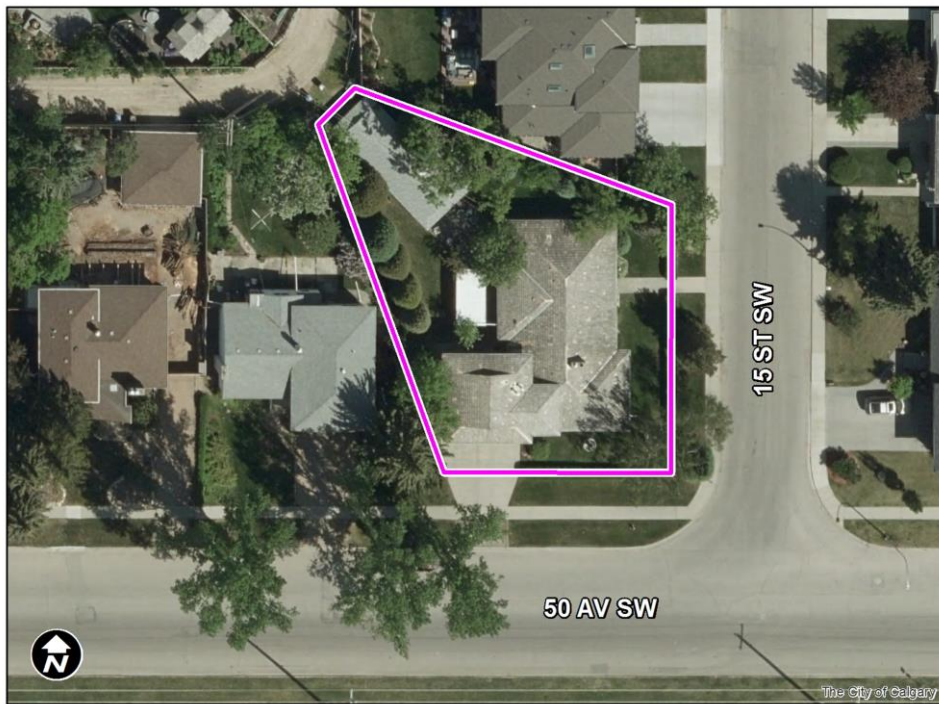
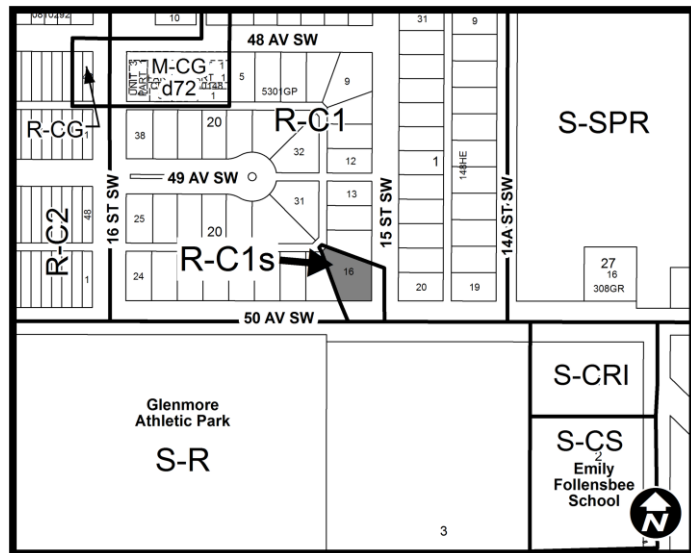
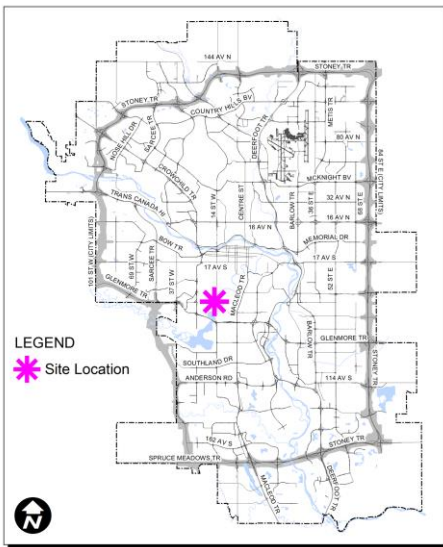
*Source: The City of Calgary 2017 Civic Census*

\*A portion of Altadore was used to create the community of Garrison Woods in 2016, which accounts for the decrease in population the following year.

Additional demographic and socio-economic information may be obtained on [Altadore – Community Profile](#) online page.

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Location Maps



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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit and building permit process. A development permit is not required for a Secondary Suite where a suite conforms to all Land Use Bylaw 1P2007 rules.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from 50 Avenue SW, 15 Street SW, and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 150 metres walking distance on 16 Street SW. On-street parking adjacent to the site is not subject to any parking zone regulation.

***Utilities and 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.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent landowners and the application has been advertised at [www.calgary.ca/development](http://www.calgary.ca/development).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised on-line and in the Calgary Herald for two weeks.

Administration received an email of opposition to the application from the Marda Loop Community Association (Attachment 2), citing the majority of low density residential lots in the community allow for secondary suites, and the few remaining R-C1 lots should be maintained.

Administration received three letters in opposition and one letter in support of the application. Reasons stated for opposition are summarized below:

- loss of privacy / overlooking;
- shadow impacts / loss of sunlight to yard;
- concerned the current detached garage may not meet setback requirements; and
- neighbours most affected by application were not consulted by applicant.

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Reasons stated for support:

- support based on applicant's submission statement.

Administration considered relevant planning issues specific to the proposed redesignation. Most of the stated reasons for opposition reflect concern over a Backyard Suite and would be addressed at the development permit stage.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

***South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)***

The site is within the 'Residential Conservation' area as identified on Map 2: Land Use Policy in the *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The ARP makes no specific reference to the site, and no conflict has been identified between the policies of the ARP and the proposed land use redesignation.

**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

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***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

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 *South Calgary/Altadore Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. Proposed Bylaw 149D2018