

**Land Use Amendment in Southview (Ward 9) (LOC2018-0027)
Bylaw 150D2018**

EXECUTIVE SUMMARY

This application proposes to change the designation of this property 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 utilized in Developed Areas that is primarily intended for single detached homes that may include a secondary suite. The site contains an existing single detached dwelling and detached rear garage with lane access.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3221 – 19 Avenue SE (Plan 2487HJ, Block 4, Lot 14) 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 150D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 3221 – 19 Avenue SE (Plan 2487HJ, Block 4, Lot 14) 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 150D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

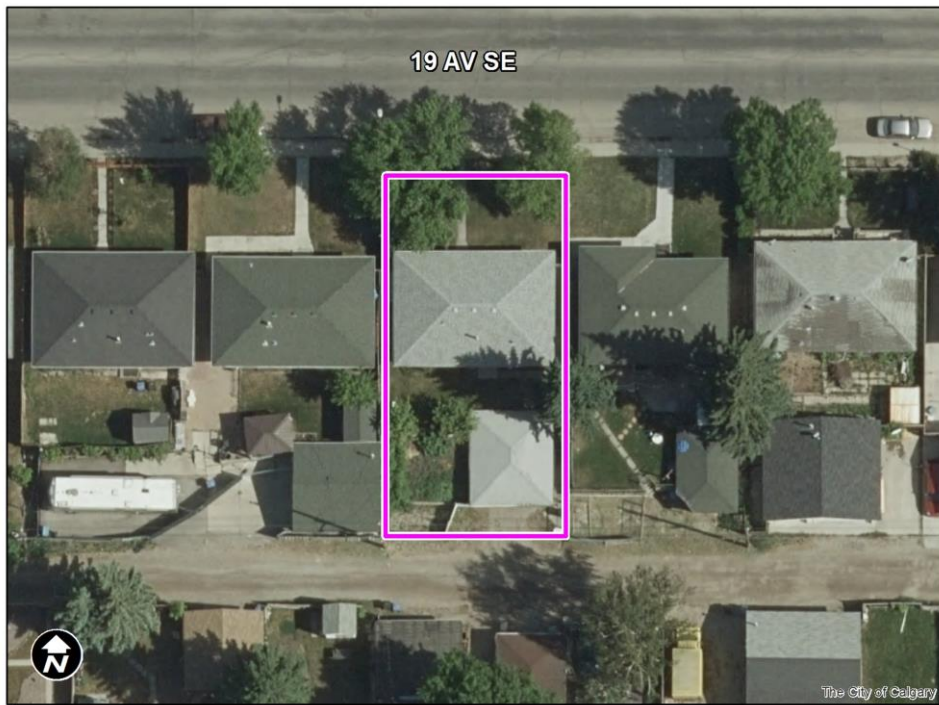
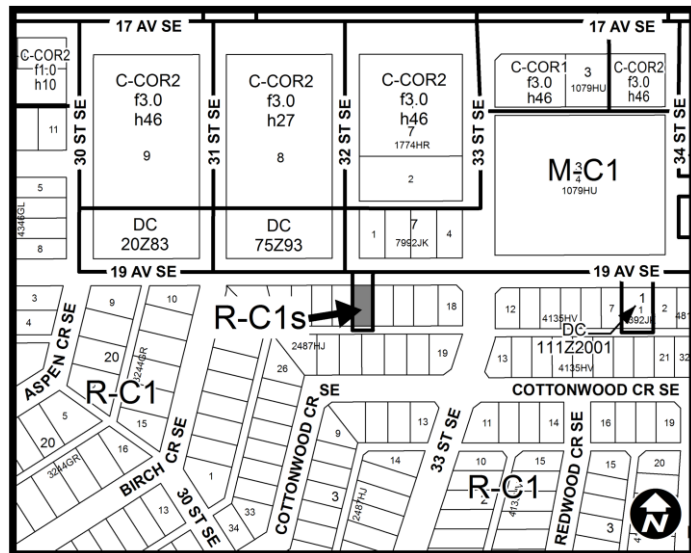
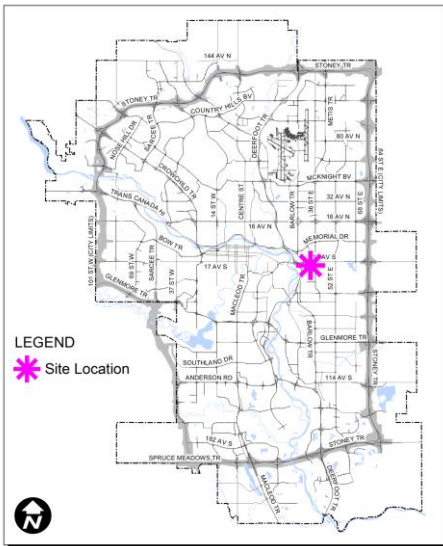
On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

BACKGROUND

To Administration's knowledge, there is no existing suite on the parcel. A complaint of an illegal dwelling was reported in February 2011. However, an Inspection Report dated March 2011 indicated no illegal dwelling was found. No additional complaints have been reported.

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LOCATION MAPS



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SITE CONTEXT

The subject site is located in the southeast community of Southview. Surrounding development consists of low density residential uses to the east, south and west of the site. To the north across 19 Avenue SE are a mix of uses including commercial and multi-residential parcels of low height and medium density. The subject parcel is located approximately 200 metres from 17 Avenue SE, a major urban corridor. The site is approximately 15 metres by 30 metres in size and is developed with a one-storey, single detached dwelling and detached rear garage that can be accessed from the rear lane.

The subject parcel is subject to the Airport Vicinity Protection Area (AVPA) policy and is located within the 25 Noise Exposure Forecast (NEF) contour. Residential uses, including secondary suites, are allowed within the 25 NEF area.

As identified in *Figure 1*, Southview has experienced a population decline from its peak in 1970.

Figure 1: Community Peak Population

Southview	
Peak Population Year	1970
Peak Population	3,464
2017 Current Population	1,841
Difference in Population (Number)	-1,623
Difference in Population (Percent)	-47%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained on [The City of Calgary - Southview Profile](#) online page.

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 process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

Infrastructure

Transportation Networks

Vehicle access to the site is available from 19 Avenue SE and the rear lane. The site is in close proximity to the 17 Avenue SE corridor and frequent transit service. The site is approximately 350 metres south of a transit stop on 17 Avenue SE and 140 metres west of a transit stop on 33 Street SE. On-street parking adjacent to the site is unregulated.

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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. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

Stakeholder Engagement

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 land owners and the application has been advertised at www.calgary.ca/development.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. 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.

Engagement

No public meetings were held by the applicant or Administration.

Community Association Comments

Administration did not receive a response from the Southview Community Association. Follow-up communication was sent to confirm receipt of the circulation package and associated information. At the time of submission of this report, no comments were received.

Citizen Comments

Administration did not receive any comments from citizens.

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, neighborhood infill and redevelopment, and housing diversity and choice.

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Southeast 17 Corridor Study

The subject site is not within the Southeast 17 Corridor Concept Plan area, however is within the wider “Contextual Area” addressed in the plan. The related Guiding Principles include:

- “6. *Increase in Housing and Promote Housing Diversity*
- *Promote a range of housing types to suit all income levels, ages, lifestyles, and family needs.”*

There is no applicable local area policy for this parcel.

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 neighborhood.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to current and future operating budgets.

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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant’s Submission
2. Important Terms
3. Proposed Bylaw 150D2018