

LAND USE AMENDMENT
SIGNAL HILL (WARD 6)
SIERRA VISTA TERRACE SW
BYLAW 134D2018

MAP 2W

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. There is an existing basement secondary suite located on the parcel. This application was submitted as a result of a complaint. The City’s records do not indicate if the illegal use has been discontinued.

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)

2018 February 22

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 134D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 113 Sierra Vista Terrace SW (Plan 9212112, Block 13, Lot 85) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 134D2018.

REASONS 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.

1. Proposed Bylaw 134D2018
2. Public Submission

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 113 Sierra Vista Terrace SW (Plan 9212112, Block 13, Lot 85) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One (R-C1s) District.

Moved by: J. Scott

Carried: 6 – 0

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Applicant:

Domenic Di Salvo

Landowner:

Domenic Di Salvo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Signal Hill, the site is approximately 12.0 metres by 34.0 metres. An existing two-storey single detached dwelling occupies the parcel with a two-car garage that is accessed from Sierra Vista Terrace SW. Two-storey single-detached dwelling units exist to the north, east, south, and west of the site. There is an existing basement secondary suite located on the parcel. This application was submitted as a result of a complaint. The City's records does not indicate if the illegal use has been discontinued.

According to data from The City of Calgary 2017 Census, the following table identifies Signal Hill's peak population of 14,177 in 2005, current 2017 population of 13,533 and -4 percent difference between the peak and current populations.

Signal Hill	
Peak Population Year	1973
Peak Population	14,177
2017 Current Population	13,533
Difference in Population (Number)	-644
Difference in Population (Percent)	-4%

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. In this instance, the secondary suite is proposed in the basement.

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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).

Signal Hill is not subject to a Local Area Plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from the front driveway off Sierra Vista Terrace SW, and there is no rear lane. The area is served by Calgary Transit bus route 39 (Coach Hill). The bus stop location is within 200 metres walking distance of the site on Sierra Morena Boulevard 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.

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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Signal Hill Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- allegations of unsavoury activity occurring within the premise; and
- Various alleged nuisances associated with unruly tenants on premise.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

0366



Land Use Redesignation Applicant's Submission
Secondary Suites
PL 1264 (R2017.03)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

DOWNSIZE SECONDARY SUITE

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

~~XXXXXXXXXX~~ FOR THE BETTER PART I CHAT
ALONG WITH MY NEIGHBORS BUT NOT SURE
WHAT THEY THINK ABOUT A INLOW SUITE.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

GARAGE + DRIVEWAY

- 4) Are there any potential negative impacts of this development that you are aware of?

NO

NOTE: Applications must be submitted without personal information or any plans. Omitting this information will protect builders and tenants by reducing the use of any personal information being wrongfully displayed, while also following the Freedom of Access to Information Act. If you consider the information to be personal, do not put it on the plans.

SC Protected

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.

