

**LAND USE AMENDMENT  
FOREST LAWN (WARD 9)  
8 AVENUE AND 37 STREET SE  
BYLAW 66D2018**

**MAP 15E**

**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 an existing suite located on the parcel and the application was 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 December 14

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 66D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 914 - 37 Street SE (Plan 2700AH, Block 39, Lots 8 and 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation;
2. Give three readings to the proposed Bylaw 66D2018.

**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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

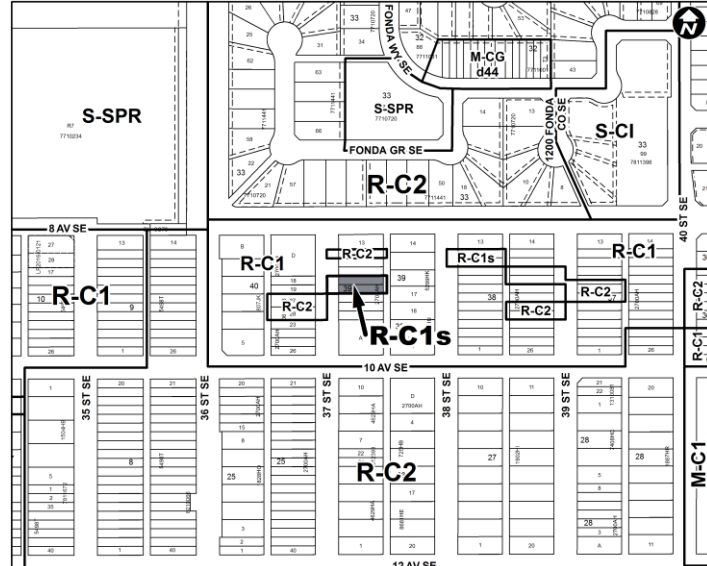
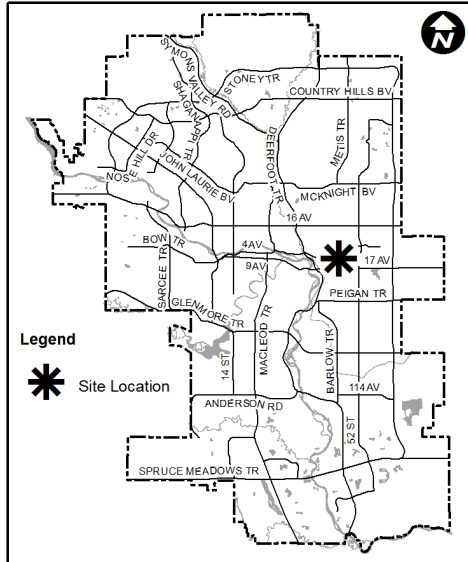
**ATTACHMENT**

1. Proposed Bylaw 66D2018

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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 0.06 hectares ± (0.15 acres ±) located at 914 - 37 Street SE (Plan 2700AH, Block 39, Lots 8 and 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: L. Juan**

**Carried: 9 – 0**

**2017 December 14**

**MOTION:**

Amend Administration's Recommendation, to align with Council recent decision to review the Secondary Suite process, by adding a Recommendation 3 to read:

“Direct Administration to forward the Report and proposed Bylaw for LOC2017-0313 to the 2018 March 12 Public Hearing of Council, and advertise accordingly.”

**Moved by: R. Vanderputten**

**Carried: 9 – 0**

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**Applicant:**

Chalen Davidson

**Landowner:**

Chalen Davidson

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Forest Lawn, the site is approximately 15 metres by 38 metres in size and is developed with a one-storey single detached dwelling and a two-car garage that is accessed from the rear lane. Single and semi-detached dwellings exist west and north of the site and single detached dwellings exist to the east and south, of the site.

According to data from The City of Calgary's 2017 Census, the following table identifies Forest Lawn's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

<b>Forest Lawn</b>	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,316
Difference in Population (Percent)	14%

**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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**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).

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

This land use proposal is consistent with the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 37 Street SE and the rear lane. The area is served by Calgary Transit LRT service with an LRT station located within approximately 1.4 kilometres walking distance of the site at Franklin Station. There is a bus stop for routes 45, 49, and 73 located approximately 110 metres walking distance of the site on 8 Avenue SE. 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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**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 a response by phone of no objection to the application from the Forest Lawn Community Association.

Reasons stated for no objection are summarized as follows:

- The Forest Lawn Community Association holds no position on secondary suites.

**Public Meetings**

The applicant contacted adjacent neighbours and received four signatures, and comments, of support for the application.

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APPENDIX I

APPLICANT'S SUBMISSION

LOC 2017 - 0313

#9



**Land Use Redesignation Applicant's Submission**  
Secondary Suites  
(R2017-07)

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?  
*This area is a lower income area & rents are lower therefore singles or young families can afford these accommodations. City of Calgary can regulate safety codes, & for myself, I can have a retirement income such as it is.*
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?  
*Neighbours do not object to secondary suite as most have one themselves in this area, it has been part of their lives for years.*
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?  
*I have a double lot so out front are 4 spots for cars, out back is a Gas Double car garage on one lot & other lot has fenced in area for 2 large RV's or boats or cars to be parked.*
- 4) Are there any potential negative impacts of this development that you are aware of?  
*In this street just about every house has a secondary suite & everyone seems to get along as plenty of parking which is usually the problem. For negative impacts*

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

The City of Calgary | P.O. Box 2100 Stn. M | Calgary, AB, Canada T2P 2M5 | calgary.ca



**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.

