

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0588  
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**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

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**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Kit Davies on 2018 March 12 on behalf of the landowners Kit Davies and Barbara Davies. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of 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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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: L. Juan**  
Absent: E. Woolley

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 196D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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 196D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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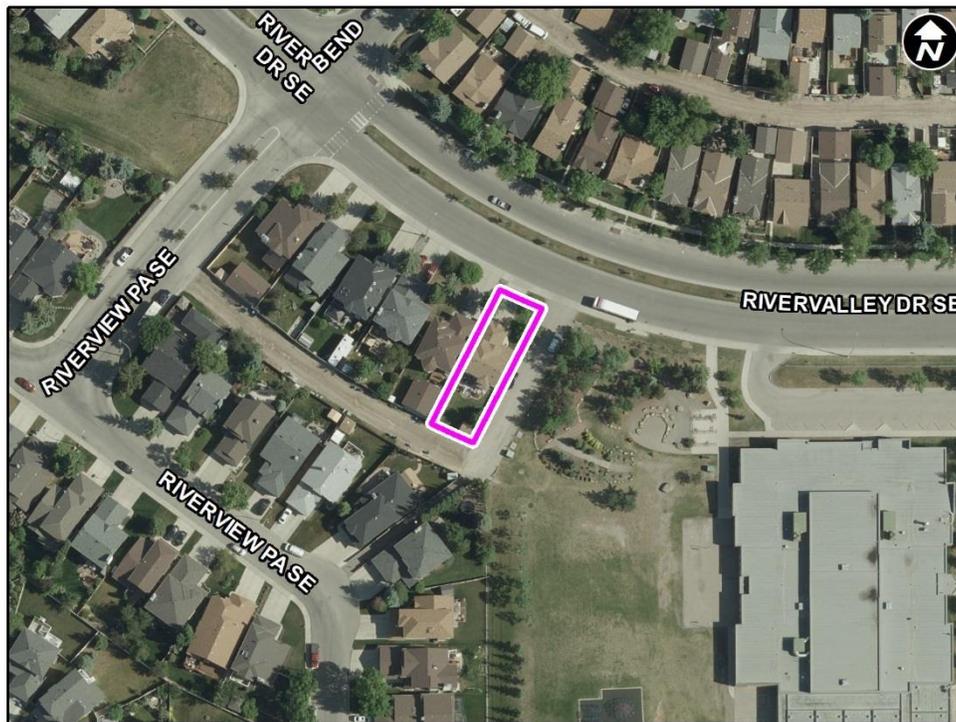
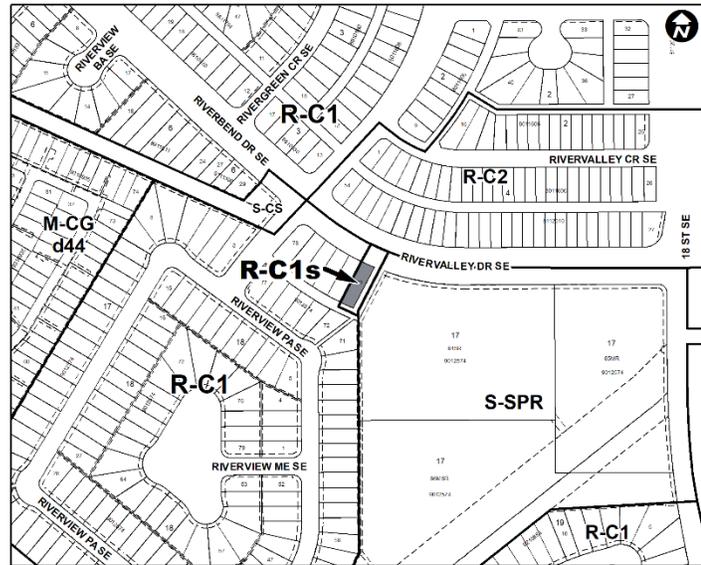
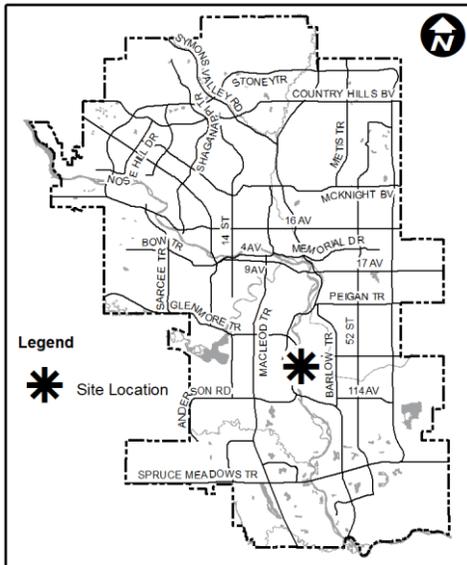
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**BACKGROUND**

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.

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**Location Maps**



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**Site Context**

The subject site is located in the southeast community of Riverbend. Surrounding development consists of low-density residential to the north, west and south of the site. Riverbend Elementary School is located to the east. The parcel is approximately 12.3 metres by 40.1 metres in size and is developed with a two-storey single detached dwelling with an attached two car garage accessed from Rivervalley Drive SE. A lane also exists to the side and rear of the property.

As identified in *Figure 1*, Riverbend has experienced a population decline from its peak in 2002.

*Figure 1: Community Peak Population*

<b>Riverbend</b>	
Peak Population Year	2002
Peak Population	10,773
2017 Current Population	9,338
Difference in Population (Number)	-1,435
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Riverbend](#) community profile.

**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***

Pedestrian and vehicular access to the site is available from Rivervalley Drive SE and the rear lane. The area is served by Calgary Transit bus service Route 36 Riverbend with a bus stop within approximately 50 metre walking distance of the site at Rivervalley Drive SE. On-street parking adjacent to the site is unregulated although Rivervalley Drive SE is designated a Snow Route.

***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.

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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

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.

The Riverbend Community Association responded with an email supporting the application. (Attachment 2)

Administration did not receive any letters objecting to the application.

***Engagement and Public Meetings***

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 (MDP) – (Statutory – 2009)***

The subject site is located within the Residential Developed – Established Area as identified on Map 1 in the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP. More specifically, the general *Residential – Developed Residential Area* policies (Section 3.5.1) support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

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***Riverbend Area Structure Plan (Statutory – 1979):***

The subject site is located within the “Residential” area as identified on Map 2 of the Riverbend Area Structure Plan (ASP). The Riverbend ASP does not address secondary suites specifically, but states that the community enjoys excellent access to downtown Calgary and the southeast employment areas, and therefore, may experience a demand for a variety of housing types. It also states that The City should be willing to exceed standard densities where site conditions warrant it.

**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.

***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 is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and *Riverbend Area Structure 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 Comments
3. Important Terms
4. Proposed Bylaw 196D2018