

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0138

Land Use Amendment in Silver Springs (Ward 1) at 7222 Silver Mead Road NW, LOC2018-0222

EXECUTIVE SUMMARY

This land use amendment application was submitted by Darren Langille on behalf of the land owner, Rebecca Laubman, on 2018 October 03. The application seeks to redesignate one parcel with a semi-detached dwelling located at 7222 Silver Mead Road NW in the community of Silver Springs from the Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for the development of a secondary suite in an existing semi-detached dwelling. R-CG also allows for:

- grade-oriented development such as rowhouse buildings, duplex dwellings, and semi-detached dwellings;
- a maximum height of 11 metres (an increase from the current maximum of 10 metres); and

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* (MDP).

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 7222 Silver Mead Road NW (Plan 0813091, Block 44, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

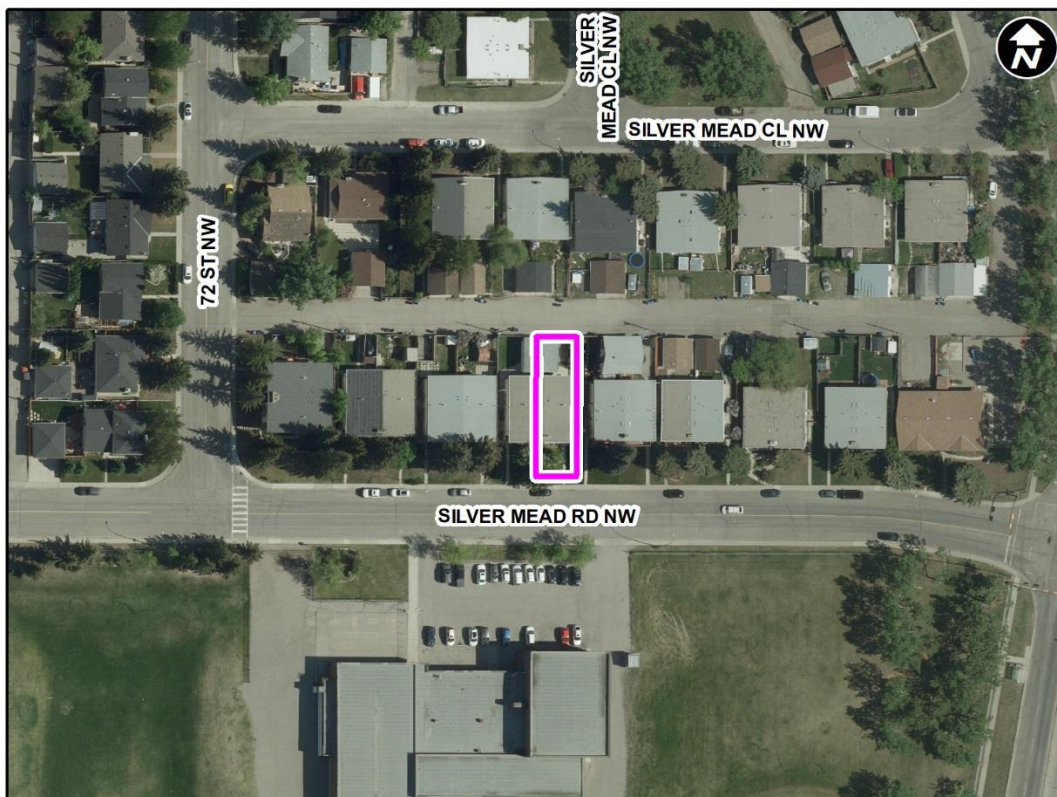
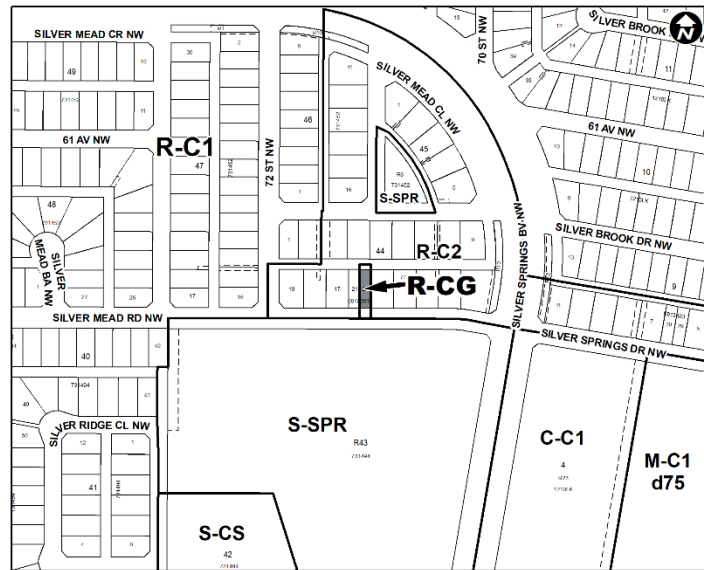
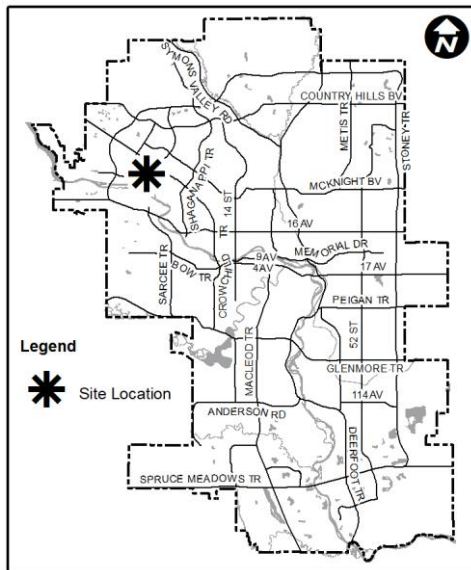
This application was submitted by Darren Langille on behalf of the land owner, Rebecca Laubman, on 2018 October 03. While no development permit application has been submitted at this time, the applicant has indicated their intent to develop a legal secondary suite within one side of the existing semi-detached dwelling structure as referenced in the submitted Applicant's Submission (Attachment 1).

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Location Maps



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Site Context

The subject site, 7222 Silver Mead Road NW, is located in the community of Silver Springs, west of Silver Springs Boulevard NW and directly north of Silver Springs Elementary School. The predominant land use in Silver Springs is low density residential, with this particular site being located in a pocket of dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. Local transit with direct access to the Crowfoot and Dalhousie LRT stations is located 100 metres to the east along Silver Springs Boulevard NW.

The subject site is currently developed with a semi-detached dwelling from the 1970s with an existing single car garage and an outdoor parking pad accessed from the rear lane. As identified in *Figure 1*, the community of Silver Springs has seen a significant decline of 17 percent in population since its peak in 1982. Since 1982, the community has lost approximately 1,736 residents.

Silver Springs	
Peak Population Year	1982
Peak Population	10,510
2017 Current Population	8,774
Difference in Population (Number)	-1,736
Difference in Population (Percent)	-17%

Source: The City of Calgary 2017 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment to redesignate a parcel would allow for a secondary suite within the existing semi-detached structure as well as a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex homes. Single detached homes may include a secondary suite, although

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semi-detached dwellings and duplex dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per parcel.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that allows up to two to three storey (11 metres maximum) rowhouse buildings where one facade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to two (2) dwelling units on the subject site; however, not without a full redevelopment of the subject site. Administration does not consider secondary suites as an additional dwelling unit. The R-CG District also allows for a range of other low-density housing forms such as single detached dwellings, semi-detached dwellings, duplex dwellings and secondary suites in new and existing structures.

Development and Site Design

The proposed redesignation is intended to accommodate the development of a secondary suite within the current semi-detached dwelling structure. The site can accommodate the required parking and is strategically located within close proximity of transit, open space and schools, as well as the local commercial node.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

The parcel is located along Silver Mead Road NW which is classified as a collector roadway. A Transportation Impact Assessment was not requested for this application. Transit is located approximately 100 metres from the site on Silver Springs Boulevard NW with direct connection to both the Dalhousie and Crowfoot LRT stations.

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.

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 was advertised on-line. No public open houses were held for this application.

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Administration received two letters in opposition to the application citing parking and general upkeep of the property as a concern. If this application is approved by Council, the building size, building design, mix and size of uses and site layout details such as parking, landscaping and site access will be determined at the development permit review stage. It is noted that the required parking can be accommodated on site with access off the rear lane.

Comments from the Silver Springs Community Association (Attachment 2) were submitted stating they support the land use redesignation, although would not like to see the parking stall for the secondary suite relaxed at the development permit stage.

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 date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed Established area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The proposed redesignation complies with the policies of the MDP.

There is no local area plan for this area.

Social, Environmental, Economic (External)

The recommended R-CG District allows for a wider range of housing types in a community that has a large supply of single detached housing as well as a moderate supply of multi-residential housing. The intent of the proposed district is to introduce a secondary suite / more affordable housing option. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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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 to the proposal.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District will allow for the development of a secondary suite within an existing semi-detached dwelling within close proximity to low density residential development, and within close proximity to existing transit services.

ATTACHMENT

1. Applicant's Submission
2. Silver Springs Community Association Response