



June 2007 Newsletter

Alderman Diane Colley-Urquhart

Anderson Transit Orientated Development

Do you remember when Anderson Station was the end of the south line for the CTrain? I do, and it is amazing to see how Calgary has grown and changed so dramatically in recent years.

Today, Anderson Station is in need of a makeover. The City of Calgary has undertaken the Anderson Station TOD (Transit Orientated Development) Land Use Planning Study, and by working with residents in south Calgary, creating a plan for TOD at the Anderson Station.

Transit Orientated Development combines both public transportation with innovations in land-use planning to create a space where Calgarians can live, work, play, shop, and learn within a pedestrian environment; and making our cars an option not a necessity.

TOD principles encourage a marriage between convenient transit service and planned higher density development with a variety of land uses that enrich the neighboring communities and the pedestrian experience, with a "main-street" ambiance.

Some of the land-uses could include a mix of residential development types, offices, hotels, health clubs, retail shops, restaurants, grocery stores, entertainment and cultural facilities.

The TOD will help to address the demands of the unprecedented growth in the south by creating more opportunities for residents to leave their cars at home; thereby reducing our footprint on the environment as well as our carbon emissions.

Anderson Station TOD needs your input and feedback to ensure that we get it right. Your input is important to ensure suitable land use, density, pedestrian pathways, and eye-catching design that is inviting and welcoming to Calgarians.

On Wednesday, June 20 from 4:00pm – 8:00pm I will be hosting an information session at the Southwood Community Centre (11 Sackville Drive SW). Your attendance is very important.

Secondary Suites: An Update

Recently I have received many inquiries regarding secondary suites from my Ward 13 residents. From these inquiries I have found that there is some misinformation that I would like to set straight, as the revised Land Use Bylaw will be coming before Council again in June.

The following information is to provide you with a brief overview of secondary suites.

What is a secondary suite?

A secondary suite is the provision of an additional unit (bedroom, bathroom, and kitchen) in conjunction with a principal dwelling such as a single detached home. In Calgary, most secondary suites tend to occur in the form of a "basement suite" within a single detached home. Although, basement suites are the most common, there are several other possible forms that have been developed in Calgary:

- Above a rear detached garage (these can be found in McKenzie Towne and Garrison Woods)
- Above the main floor of a single detached home
- Attached at grade to a single detached home (similar to a semi detached home)
- Detached (stand alone) from the principal dwelling (i.e. garden suites)

Why are most existing secondary suites illegal?

The majority of existing secondary suites are illegal because of the various reasons identified below or a combination thereof:

- They may not be a listed or allowed use within the land use district where they occur as prescribed under Calgary Land Use Bylaw 2P80;
- They do not conform to building and safety standards from the Alberta Building Code; and/or
- They have been developed without the required development approvals.

Why have secondary suites been proposed under the new Land Use Bylaw?

As part of the Land Use Bylaw review process, secondary suites were identified by some stakeholder groups, both from the community and industry, as a form of housing that needs to be **identified** in the new Land Use Bylaw. This identification does not equate to approval or grandfathering of existing illegal secondary suites.

How are secondary suites proposed to be identified under the new Land Use Bylaw?

The direction from Council on July 25, 2005 was for secondary suites to be listed as a discretionary use in **R-2** districts in both developed and developing areas.

For example, when the new Bylaw takes effect an existing **R-1** (RC-1) parcel may NOT develop a secondary suite unless the owner applies for a land use redesignation to a new district called **RC-1s**. The “s” is essentially the “modifier”. It is a way to create a new district that includes secondary suites in its’ discretionary uses.

It is important to note, that presently in the city of Calgary there are **NO** parcels of land that are set up to be listed as **RC-1s**.

As always, you can contact my office regarding this or any other civic matter at 268-1624, by email at dcolley@calgary.ca, or through my website, www.aldermandiane.ca. Alternatively, you can contact ‘311.’