

LAND USE AMENDMENT  
ROYAL OAK (WARD 2)  
ROYAL CREST BAY NW AND ROYAL OAK DRIVE NW  
BYLAW 250D2017

MAP 21NW

**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 and 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.

**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 June 15

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 250D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 212 Royal Crest Bay NW (Plan 9813471, Block 6, Lot 37) 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 250D2017.

**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 the Rocky Ridge Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

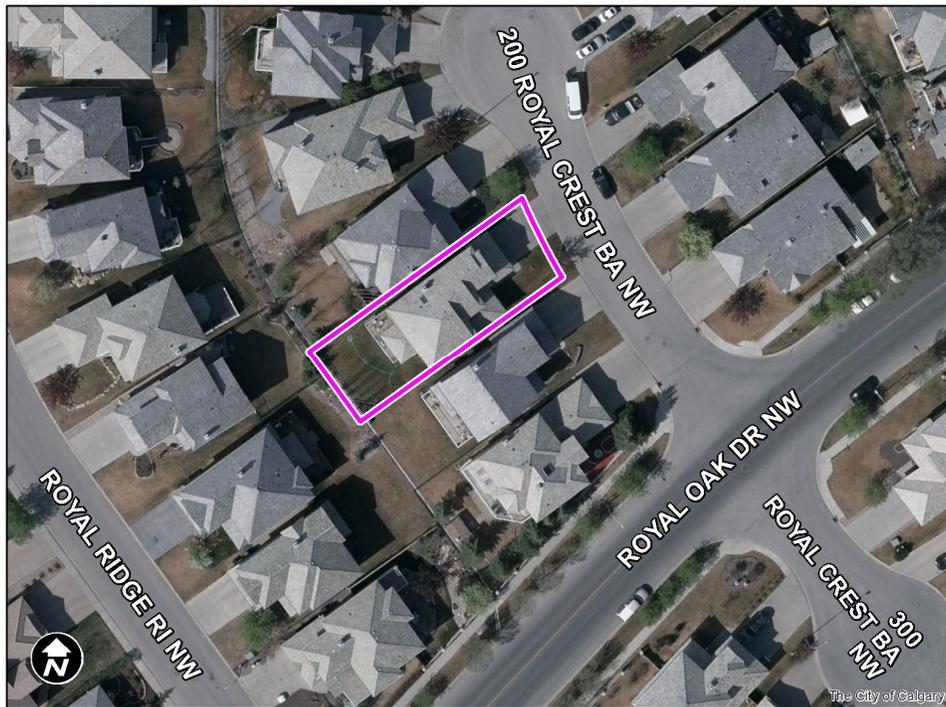
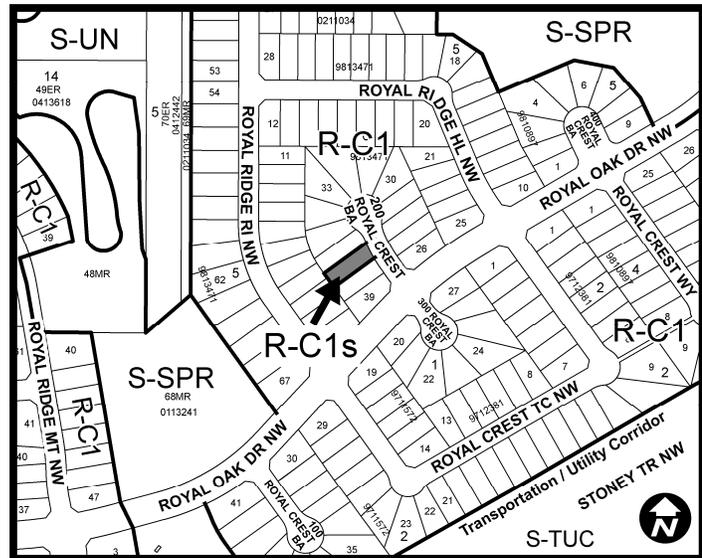
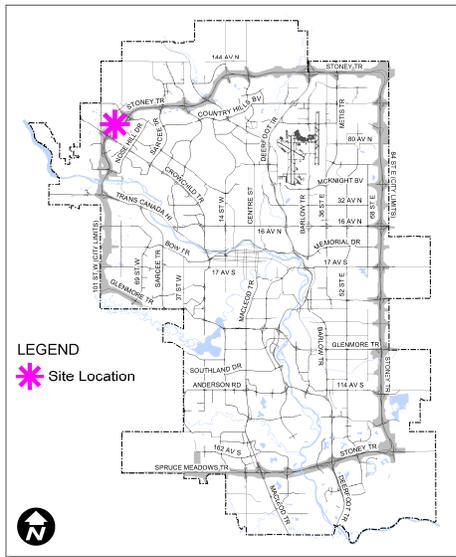
**ATTACHMENT**

1. Proposed Bylaw 250D2017

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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 0.05 hectares ± (0.12 acres ±) located at 212 Royal Crest Bay NW (Plan 9813471, Block 6, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Tita**  
Absent: L. Juan

**Carried: 5 – 1**  
Opposed: S. Keating

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**Applicant:**

Daniel Patrick Stante

**Landowner:**

Daniel Patrick Stante  
Morgan Lee Stante

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Royal Oak, the site is approximately 12.5 metres by 36 metres in size and is developed with a two-storey Single Detached Dwelling with an attached two-car garage that is accessed from Royal Crest Bay NW. Single detached dwellings, regional pathways and sports fields exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Royal Oak's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

<b>Royal Oak</b>	
Peak Population Year	2015
Peak Population	11,749
2016 Current Population	11,705
Difference in Population (Number)	- 44
Difference in Population (Percent)	0%

**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.

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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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

### Rocky Ridge Area Structure Plan (2008)

The site is located within the “Residential and Related Uses” area of the Rocky Ridge Area Structure Plan (ASP). This land use proposal is consistent with the ASP.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Royal Crest Bay NW. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately a 100 metre walking distance of the site on Royal Oak Drive NW. 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 did not receive a response from the Rocky Ridge / Royal Oak Community Association.

**Citizen Comments**

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- accessing the suite and limiting impact on neighbour's side yard.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

This application for redesignation to R-C1s is made for a number of reasons with social and personal context. Socially, this is intended to make the subject property a more affordable and attainable home. The opportunity to construct a secondary suite provides an affordable housing option for both prospective tenants, as well as the current and future homeowners. A future secondary suite in the property could capitalize on a bright grade-oriented walkout basement and access to sunny southwest backyard. The subject property is located in an established neighbourhood 900m from the community elementary school, 250m from a public playground, and 1.5km to the Tuscany LRT station. Objectively, this is an ideal property to support a secondary suite option.

Growing up, my grandparent always had a terrific basement suite to offer to new immigrants as an affordable housing option, often free or below market rents. This type of housing is a key component in the housing continuum and this redesignation will offer an opportunity in a community that didn't include a legal option during its inception.

From a personal context, we have extended family that is on the verge of retirement and have plans to downsize. This includes selling their suburban home with and splitting time between Calgary and a warmer climate. For us, the redesignation provides a legal route, and a logical reason, to further invest in our home by providing a safe secondary suite for our extended family. For them, having an option to downsize space without moving out of the neighbourhood, while on a fixed retirement income, is a sustainable option to remain in Calgary.

## APPENDIX II

### IMPORTANT INFORMATION

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.

