

**LAND USE AMENDMENT
RUNDLE (WARD 5)
RUNDLEFIELD CRESCENT AND RUNDLEFIELD ROAD NE
BYLAW 58D2017**

MAP 27E

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is currently no secondary suite on the site and the application is not the 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 Calgary. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 December 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 58D2017; and

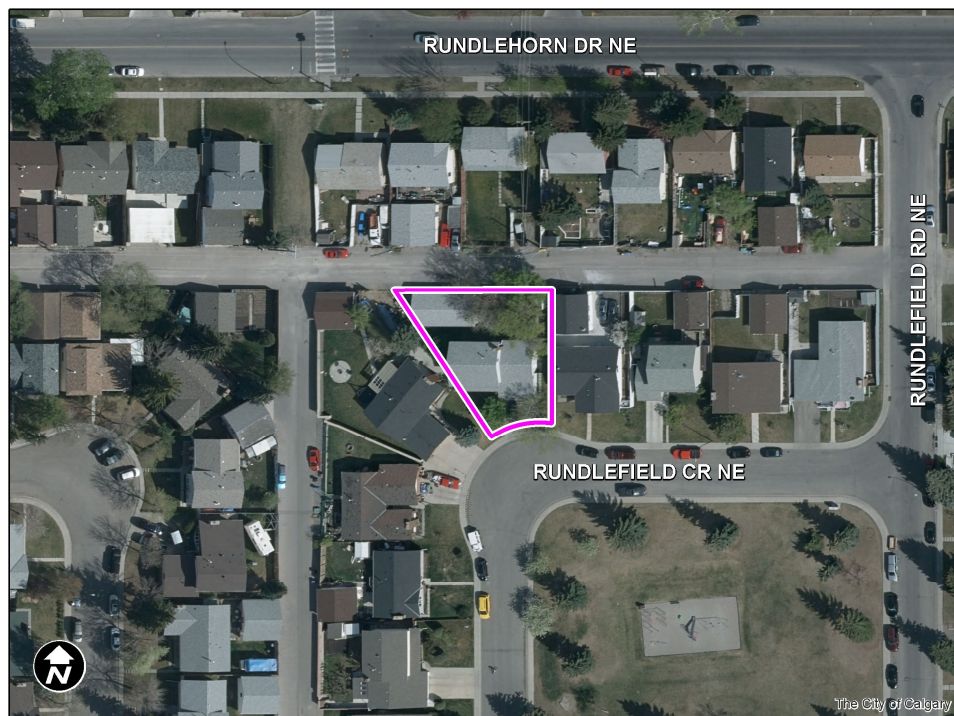
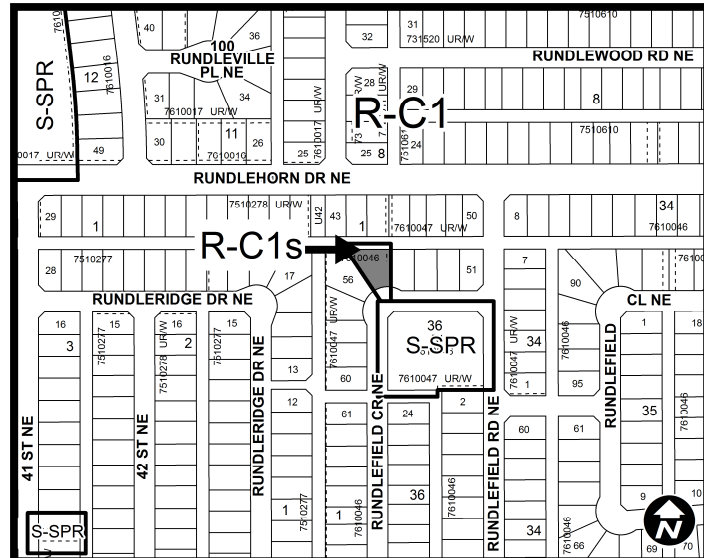
1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 120 Rundlefield Crescent NE (Plan 7610046, Block 1, Lot 55) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 58D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses of Secondary Suite or Backyard Suite. These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood. The subject site is located close to bus routes on Rundlehorn Drive NE, and is approximately 975 metres from the Rundle LRT station. Several schools are close to the subject site including Rundle Elementary School (\pm 220 metres), Dr. Gordon Higgins Junior High School (\pm 500 metres), St. Rupert Elementary School (\pm 700 metres), Cecil Swanson Elementary (\pm 450 metres), and St. Rose of Lima Junior High School (\pm 750 metres). A public park is located across the street from the subject parcel, and the parcel is able to accommodate amenity space on site and parking via the rear lane or existing front attached garage.

ATTACHMENT

1. Proposed Bylaw 58D2017

MAP 27E

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BYLAW 58D2017

MAP 27E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 120 Rundlefield Crescent NE (Plan 7610046, Block 1, Lot 55) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

Comments from Ms. Juan:

- This was one of 12 applications from the same applicant. All neighbours have had maintenance concerns. Although maintenance concerns are not planning issues, I suggest that council ask the applicant to speak to the maintenance of the properties, the applicant was not present at CPC.

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MAP 27E

Applicant:

Sara Karimiavval

Landowner:

Tajshabir Esmail

PLANNING EVALUATION

SITE CONTEXT

Located in the low density residential R-C1 setting in the community of Rundle, the parcel is developed with a single detached dwelling with an attached garage in the front, with an additional parking pad in the rear. Single detached dwellings exist adjacent to the parcel to the north, south, east and west. A public park is located across the street to the southeast of the subject parcel.

The parcel has been subject to a complaint regarding an illegal secondary suite in January 2016, however, an inspection revealed no kitchen facilities existing in the basement and therefore a suite was not present. All kitchen facilities were shared on the main floor.

Rundle	
Peak Population Year	1998
Peak Population	11,958
2016 Current Population	11,733
Difference in Population (Number)	-225
Difference in Population (Percent)	-1.9%

LAND USE DISTRICTS

The proposed R-C1s District has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building

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MAP 27E

permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

The subject site meets the minimum R-C1s parcel size requirements with ± 22 metres width by ± 32 metres depth.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed: Established* as identified on a Map1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP including: *Housing diversity and choice* policies (Section 2.1) and *Developed Residential Area* policies (Section 3.5.1 and 3.5.3).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

Pedestrian and vehicle access is available via Rundlefield Crescent NE, with additional vehicle access via the rear lane.

Bus routes 34 and 48 are located to the north along Rundlehorn Drive, with stops located adjacent to Rundlewood Drive NE. Both routes provide connections to the Rundle LRT station and connections to other routes at 52 Street NE.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the Development Permit/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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MAP 27E

ENVIRONMENTAL SUSTAINABILITY

This aspect would be determined at the Development Permit/Building Permit stage, and so is not applicable for this application.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Community Association comments are included in Appendix II of this report.

Citizen Comments

Four comments were received from residents in the area. Two expressed concerns regarding the existing condition of the property with particular regards to excessive parking, noise and the use of the property for automobile service. One commenter did not take issue with the application, and only requested that parking in the alley be provided signage. The final comment simply wanted a confirmation that the application was for a secondary suite.

Public Meetings

No meetings were held by the Applicant or Administration.

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MAP 27E

APPENDIX I

APPLICANT'S SUBMISSION

I am registered owners of the property in : 120 Rundlefield Crescent NE

I would like to apply to change the land use designation of my property to have a legal Secondary Suite.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
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MAP 27E

APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

We as a community have discussed this and have a few concerns:

Parking as it on a small Bulb with a front based garage.

Back ally parking area looks like a storage area for a lot of items that are not new or been cleaned up in a while.

Is owner living onsite? Is there a tenant already renting? Why a secondary suite if you already have a tenant?

What do the neighbors think and do they have any concerns?

Current property looks like it has been neglected.

Can the current City waste disposal handle the additional load or would the owner have to pay for another set of garbage containers for each tenant?

Andrew Gearey
Rundle Community Association