

**LAND USE AMENDMENT
ROCKY RIDGE (WARD 1)
CROWCHILD TRAIL NW AND 12 MILE COULEE ROAD NW
BYLAW 178D2017**

MAP 20NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Rocky Ridge from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite.

The parcel contains an existing single detached dwelling and the application is not 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 April 06

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 178D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10439 Rockledge Street NW (Plan 0211444, Block 7, Lot 15) 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 178D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the established character of the community. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can accommodate the required onsite parking in the existing front drive garage. In addition, the parcel is located in close proximity to public transit.

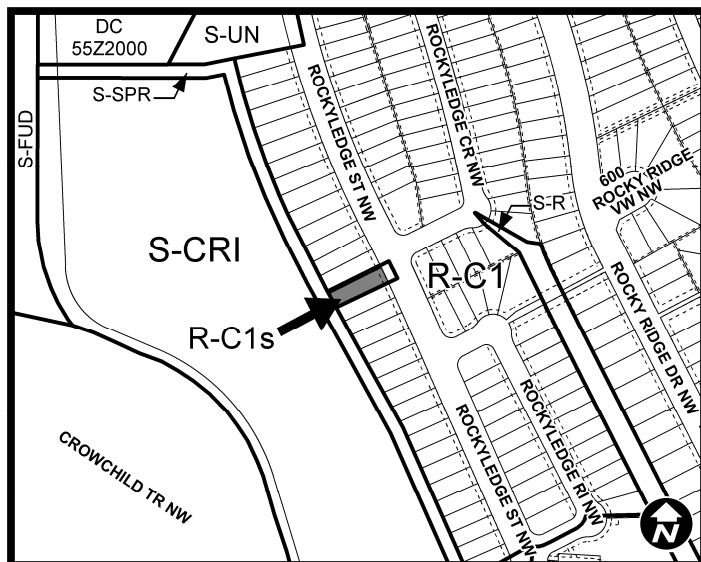
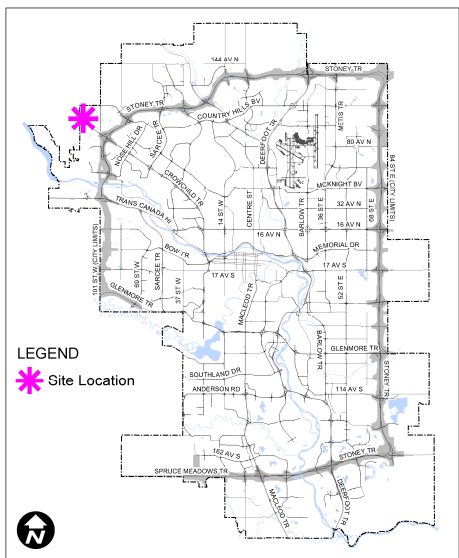
ATTACHMENTS

1. Proposed Bylaw 178D2017
2. **Public Submissions**

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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 \pm (0.12 acres \pm) located at 10439 Rockledge Street NW (Plan 0211444, Block 7, Lot 15) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 5 – 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application because the property did not have the benefit of a rear lane to provide parking options for the additional dwelling unit.

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Applicant:

Wenny Wangsanata

Landowner:

Wenny Wangsanata
Ardy Renald Susanto

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Rocky Ridge, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling and a double car garage.

The site has an approximate frontage of 11.4 metres along Rockledge Street NW and comprises a total lot area of approximately 496 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing double car garage and front drive, which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

Rocky Ridge	
Peak Population Year	2016
Peak Population	8,268
2016 Current Population	8,268
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-C1s district would allow for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Basement Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

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LEGISLATION & POLICY

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).

Municipal Development Plan (MDP) (Statutory - 2009)

The subject site is located within the *Developed Established Residential Area* and more specifically the *Established Area* as identified on the Urban Structure Map of 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, specifically:

Residential – Developed Established Area general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Neighbourhood Infill and Redevelopment policies 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).

Housing Diversity and Choice policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

Rocky Ridge ASP (Statutory – 1992)

No specific reference to the subject parcel or secondary suites in policy.

TRANSPORTATION NETWORKS

The site contains an existing double garage, which can be accessed directly from Rockylodge Street NW. The parcel is well served by Calgary Transit with two stops (multiple routes) – one approximately 450 metres north on Rocky Valley Drive NW and the other approximately 230 metres east on Rocky Ridge Drive NW.

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UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Rocky Ridge/Royal Oak Community Association was circulated regarding this application and no response was received by Administration.

Citizen Comments

The application was Notice Posted and circulated to adjacent landowners and three responses were received by Administration. Perceived concerns include:

- Approval of this application leading to a proliferation of secondary suites in the neighbourhood;
- Traffic safety and overcrowding;
- Question of what measures are in place to limit impact/exposure to the other homeowners; and
- Parking.

Public Meetings

No public meetings were held by the applicant or Administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for applying land use redesignation from R-C1 to R-c1s:

- Currently the walkout basement is fully finished with 1 bedroom, 1 bathroom and big areas for entertainment/recreational space.
- The intention is to add another bedroom and a small kitchen to the developed walkout basement, making it like a secondary suite. We will either rent it or just have it ready for relatives that may come visit us from time to time.

Reasons for approval:

- The basement has already been fully developed with walk out basement.
- The renovation/addition will be minor project, and won't disrupt the community for long.
- Kitchen exhaust and safety shall not be of concern, as the basement is really airy, with existing separate walkout.
- Parking shall not be a problem, as the current attached garage can accommodate 2 cars inside, with another 2 cars outside on the garage driveway.

Thank you in advance for your kind consideration for the approval.