

LAND USE AMENDMENT

ROYAL OAK (WARD 2)

**WEST OF COUNTRY HILLS BOULEVARD NW AND 12 AVENUE
NW**

MAP 21NW

BYLAW 89D2017

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Royal Oak 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.

ADMINISTRATION RECOMMENDATION(S)

2017 January 26

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 89D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 246 Royal Birch Bay NW (Plan 0414461, Block 9, Lot 16) 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 89D2017.

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.

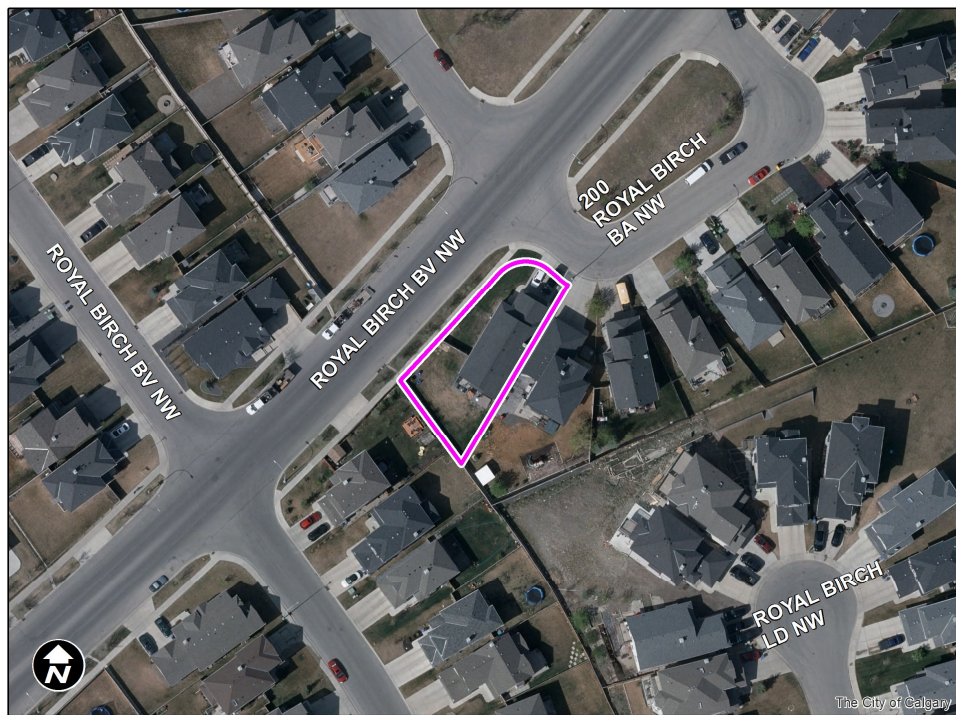
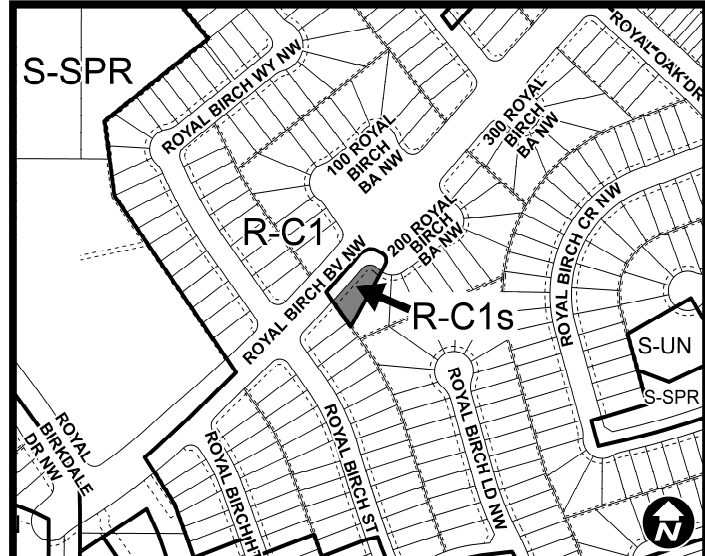
ATTACHMENT

1. Proposed Bylaw 89D2017

MAP 21NW

LEGEND

★ Site Location



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 246 Royal Birch Bay NW (Plan 0414461, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 8 – 0

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Applicant:

Gerald Loehndorf

Landowner:

Gerald Loehndorf
Gwendolen Loehndorf

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Royal Oak, 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 (bungalow) and a two-car front drive garage.

The site has an approximate frontage of 14.4 metres along Royal Birch Bay NW and comprises a total lot area of approximately 647 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 with a 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.

Royal Oak	
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 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 *Developing Residential Area* and more specifically the *Planned Greenfield with Area Structure Plan* 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:

Planned Greenfield Communities are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges of communities. The road network is curvilinear, with a hierarchical streets system, including major collectors that circulate through a community with local crescents, p-loops and cul-de-sac feeding off of it. Transit service to most areas is provided from the internal collector roadway.

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 Area Structure Plan (ASP) (Statutory – 1992)

There is no specific reference to the subject parcel or secondary suites in policy.

TRANSPORTATION NETWORKS

The site contains an existing front drive garage, which can be accessed directly from Royal Birch Bay NW. The parcel is well served by Calgary Transit (Routes 157, 774, 801, and 814) with two bus stops located approximately 300 metres to the NE.

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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 comments were received by Administration in response to the proposed land use amendment.

Citizen Comments

No comments were received from the public by CPC Report submission date.

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APPENDIX I

APPLICANT'S SUBMISSION

Thank you for considering our application for redesignation for secondary suite. We are submitting our application for the following reasons:

1. Future opportunity for mother to move in as she has minimal income and would like to offer her a respectable place to live.
2. Financial assistance to help pay mortgage payments.

Thank you.