

**LAND USE AMENDMENT
FALCONRIDGE (WARD 5)
WEST OF FALLSWATER ROAD NE AND NORTH OF MCKNIGHT
BOULEVARD NE
BYLAW 5D2017**

MAP 2NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Falconridge from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A Secondary Suite does not currently exist, and this 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2016 November 03

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 5D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 1375 Falconridge Drive NW (Plan 7811623, Block 5, Lot 7) 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 5D2017.

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 and complementary with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can be accessed from both the street and the lane, and will be able to accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

ATTACHMENT

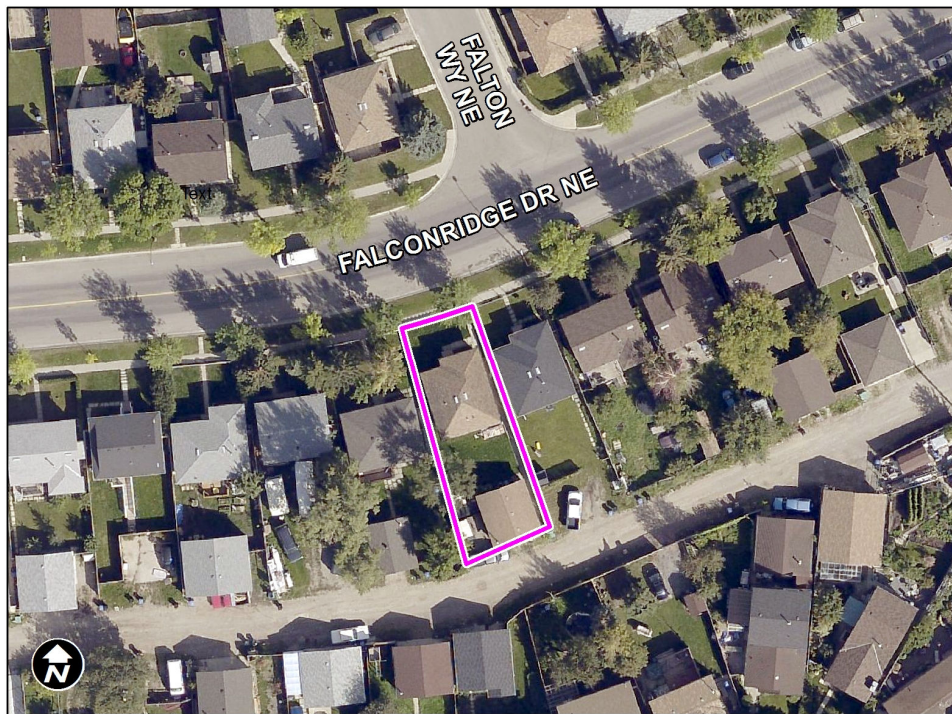
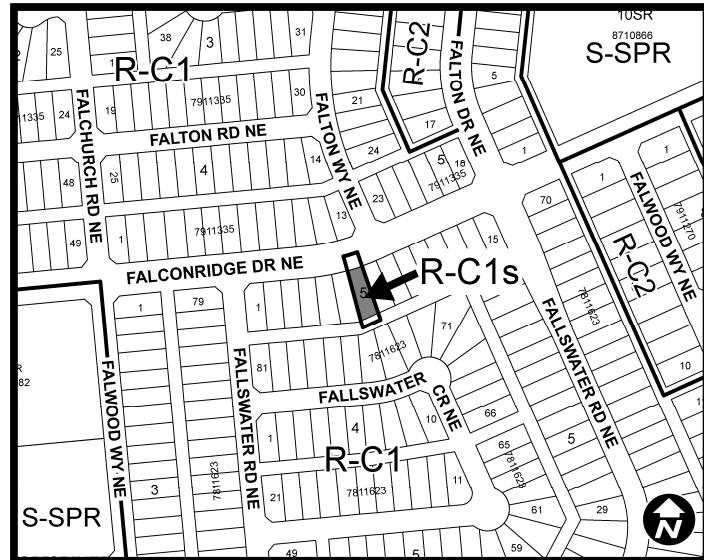
Proposed Bylaw 5D2017

MAP 2NE

LEGEND

Site Location

The map shows the City of Lincoln, Nebraska, with various streets and landmarks. The proposed site for the Lincoln Community Center is marked with a pink star at the intersection of 38th St and M Street. The map includes a legend and a north arrow.



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 1375 Falconridge Drive NW (Plan 7811623, Block 5, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- There were six applications for secondary suites on the 2016 November 03 agenda. Community Association responses were two letters of support, one opposed and the remaining three were silent. Citizen letters included one in favour and one opposed for one application in a community that has lost 22 percent of its population since its peak in 1977. The CA supported the application. Four applications had no citizen letters of opposition. There appears to be no planning logic associated with files that draw opposition.

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Applicant:

Richard Wayne Price

Landowner:

Richard Wayne Price

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Falconridge. The site is developed with a single detached dwelling and a detached, two-car garage which is accessed from the lane. The site is approximately 75 metres from closest bus stop.

Falconridge	
Peak Population Year	2015
Peak Population	11,088
2016 Current Population	10,881
Difference in Population (Number)	-207
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific Secondary Suite type, but rather it allows for an additional dwelling unit (in the form of a Secondary Suite) to be considered via the development permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

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 vehicular access is available from Falconridge Drive NE. The area is well served by Calgary Transit with the closest bus stop located approximately 75 metres away on Falconridge Drive NE. On-street parking adjacent to the site is unregulated.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The Falconridge / Castleridge Community Association was circulated as per the normal circulation process, and was contacted again 2016 October 11; the Community Association advised that they have no comments on the application.

Citizen Comments

No letters of objection or support were received by Administration.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Tenant's benefit:

Low cost housing for those who cannot afford to buy their own home.

It's the main floor that is to be rented out, with front door access.

Ample parking available in the front or back of the property.

It's ideally located for several schools, all within walking distance.

- Falconridge School 1331 Falconridge Dr., K – grade 6, ½ block west
- St. John XXIII School 1420 Falconridge Dr., K – grade 9, ½ block east
- Terry Fox School 139 Falshire Dr., Grades 7-9, 2 blocks north
- BrightPath Daycare 80 Falshire Dr., 2 blocks north
- Bishop McNally High 5700 Falconridge Blvd., 3 blocks northeast

There's an off-leash dog park one block south.

Most all amenities are within a ten minute walk.

There are two Calgary Transit bus routes that travel on Falconridge Dr. with stops nearby.

I have great neighbours!

If the tenants are in need of some assistance, I'm right there in the second suite to lend a hand.

To my benefit:

I live alone; if I go somewhere and the house is left unoccupied, home security is at risk,.

I'm semi-retired; this will afford me supplemental income.

The city's benefit:

You'll be helping someone, a couple, or perhaps a small family in need of a home.

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APPENDIX II

LETTERS SUBMITTED

2016 October 11

I have no comment on this issue.

Lee Pederson
General Manager
Falconridge/Castleridge Community Association
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Email: fccamgr@telus.net