

**LAND USE AMENDMENT
ROYAL OAK (WARD 2)
NORTH OF ROYAL BIRCH BOULEVARD NW AND WEST OF
ROYAL BIRCH HILL NW
BYLAW 205D2016**

MAP 21NW

EXECUTIVE SUMMARY

This land use amendment application seeks 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. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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)

2016 June 30

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 205D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 14 Royal Birch Hill NW (Plan 0510111, Block 11, Lot 51) 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 205D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite, backyard suite), is compatible with the established character of the community. In addition, the 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 is located midblock, is in close proximity of transit and can accommodate the required additional parking stall on site.

ATTACHMENTS

1. Proposed Bylaw 205D2016
2. Public Submission

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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 14 Royal Birch Hill NW (Plan 0510111, Block 11, Lot 51) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 4 – 1
Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I objected to this application because of the lack of a rear lane. No rear lane reduces the option for parking for the additional suite.

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Applicant:

AAA Design

Landowner:

Mohammad Sajid Khan
Aroona Tariq

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Royal Oak, the site is approximately 12 metres wide by 39 metres deep. The parcel is developed with a single detached dwelling with a front driveway and attached double garage. Single detached dwellings exist to the north, south, west and east of the parcel. To the north of the subject site, along the other side of the Royal Birch Hill NW, there has been another parcel redesignated to R-C1s. The parcel is approximately 200 metres from a bus stop.

Royal Oak	
Peak Population Year	2015
Peak Population	11,749
2015 Current Population	11,749
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 permit process.

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LEGISLATION & POLICY

The parcel is identified as a "Developing Planned Greenfield with Area Structure Plan" area on Map 1 Urban Structure of the MDP. The parcel is located in the Residential & Related Uses area on Map No. 2 of the Rocky Ridge Area Structure Plan, which allows for single detached, semi-detached, duplex and multi-residential dwellings, as well as related uses.

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 Royal Birch Hill NW with vehicular access by the front driveway only. There is no laneway. The area is served by Calgary Transit with a bus stop located approximately 200 metres walking distance from the site along Royal Birch Boulevard NW. Unrestricted on-street parking is permitted in the area.

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 stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Royal Oak Community Association was circulated regarding this application and did not provide comments.

Citizen Comments

There was one letter received from the surrounding neighbours. They did not object to the land use amendment, however they expressed concern regarding safety, traffic and parking.

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APPENDIX I

APPLICANT'S SUBMISSION

- Area east of the property is M-CG & M-C1 full of Town Houses
- We are eligible for secondary suite, as per City Bylaw
- We like to provide affordable accommodation for a family member (child in university)
- Proposed Land Use RC1S is suitable to this property, to allow for secondary suite at the lower level. It is close to Bus Routes, School, other facilities.
- Lower Level can have separate side entrance & separate Furnace.