

LAND USE AMENDMENT
ROYAL OAK (WARD 2)
NORTHWEST OF CROWCHILD TRAIL NW AND STONEY TRAIL
NW
BYLAW 157D2016

MAP 16NW

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. A Secondary Suite does not currently exist on the site, 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 May 05

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 157D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 11 Royal Road NW (Plan 0113241, Block 9, Lot 2) 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 157D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and 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 can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

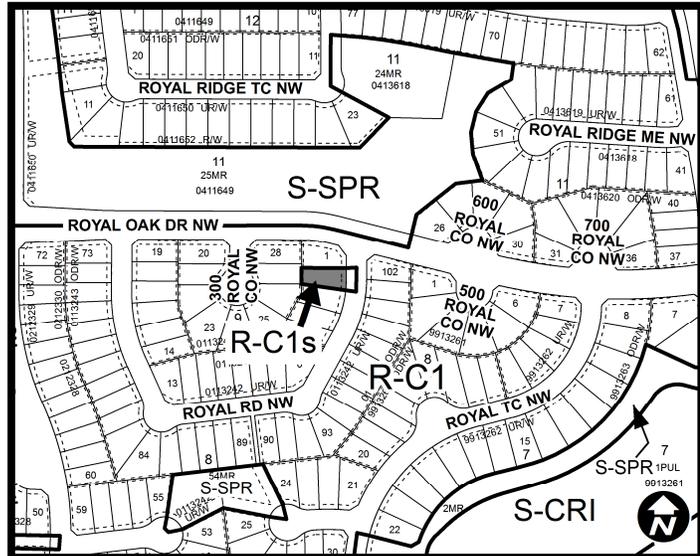
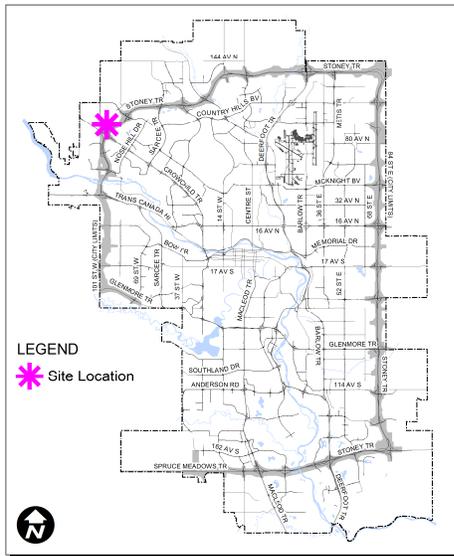
ATTACHMENTS

1. Proposed Bylaw 157D2016
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 11 Royal Road NW (Plan 0113241, Block 9, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 6 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Medhat Shenoda

Landowner:

Medhat Shenoda
Nardine Bichara Yassa

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Royal Oak. The site is developed with a single detached dwelling with attached two car garage that is accessed from Royal Road NW. There are also two surface stalls located on the driveway. The site is approximately 200 metres from closest bus stop.

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) and one additional discretionary use (backyard suite).

The site is 14.6 metres wide by 32.0 metres deep. The subject site generally meets the minimum R-C1s parcel size requirements with the exception of the lot width, which is 0.4 metres deficient of the bylaw requirement for the use of Backyard Suite. Relaxations for the site will be considered at the development permit stage. 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.

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.

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).

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Rocky Ridge Area Structure Plan (ASP) (2008):

Although this parcel falls under the Rocky Ridge Area Structure Plan, there are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Royal Road NW. The area is served by Calgary Transit with the closest bus stop located approximately 200 metres away on Royal Oak Drive NW. 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.

PUBLIC ENGAGEMENT

Community Association Comments

The Rocky Ridge / Royal Oak Community Association was circulated as per the normal circulation process; they indicated that they had no comments.

Citizen Comments

Seventeen letters of objection were received by Administration. Reasons cited include:

- Potential parking issues;
- Potential negative impact on housing values;

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- Increased noise and traffic; and
- Additional burden on municipal infrastructure.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I'm planning to develop my basement to be a secondary suite with kitchen as I sponsored my mother and father in law who moved to Canada and they will live in that secondary suite.

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APPENDIX II

LETTERS SUBMITTED

David:

We are declining to comment on secondary suites applications

Dave Spencer

Director of Planning and Development, RRROCA