

LAND USE AMENDMENT
ROYAL OAK (WARD 2)
NORTHEAST OF ROYAL OAK DRIVE NW AND ROCKY RIDGE
ROAD NW
BYLAW 107D2016

MAP 21NW

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. This application is the result of a complaint, however, the kitchen facilities had been removed at the date of the inspection, therefore, there is no existing suite on-site.

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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 March 24

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 107D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 6 Royal Ridge Mount NW (Plan 0411649, Block 14, 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 107D2016.

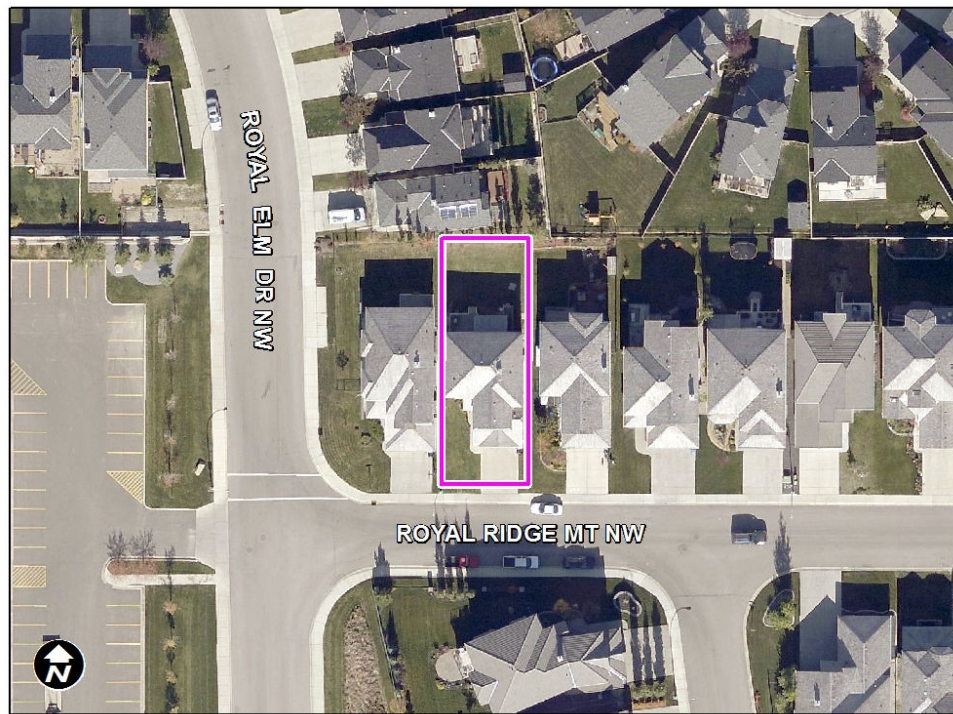
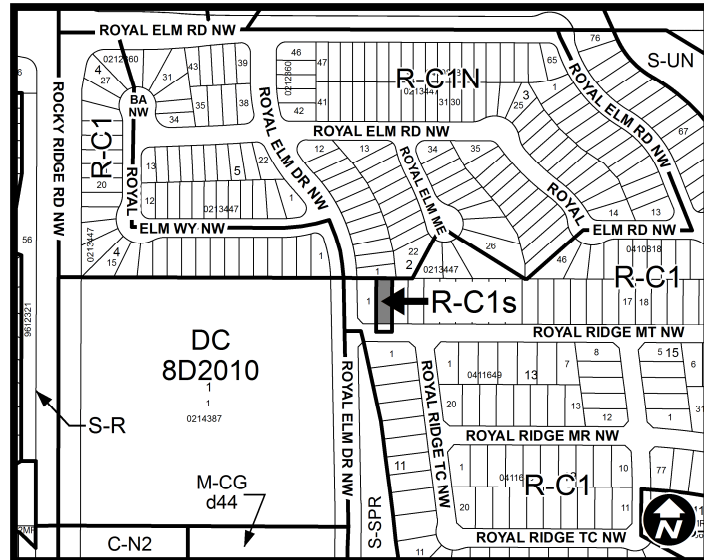
REASON(S) FOR RECOMMENDATION:

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. Further, the following points support the application:

- The site is able to accommodate the required vehicle parking; and
- The site is located in close proximity to numerous parks and greenways.

ATTACHMENTS

1. Proposed Bylaw 107D2016
2. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 6 Royal Ridge Mount NW (Plan 0411649, Block 14, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for the following reasons:
 - The relaxations of the lot width is excessive.
 - No laneway.

Comments from Ms. Wade:

- To the best of my knowledge there is no statistical evidence that renters keep their units in a lesser fashion than owners. In addition, there is no statistical information that renters are a safety threat to a community. I would challenge that this evidence be provided when these statements are being made by citizens.

Comments from Ms. Gondek:

- When complainants argue that renters might have lackluster standards of yard upkeep, that they may provide safety concerns to a neighbourhood, and that their car ownership should be regulated by neighbours, it creates the image of the renter as an unwanted and unworthy community member. That's not a tolerant position and not one that I expect from residents of the city of Calgary.

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Applicant:

Permit Masters

Landowner:

Abdul Fareed
Zubaida Fareed

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Royal Ridge Mount NW in a low density residential R-C1 setting in the community of Royal Oak. To the south of the site is Royal Oak Drive NW and west of the site is Rocky Ridge Road NW. The site itself is developed with a single detached dwelling with a two-car driveway and two-car garage accessed from Royal Ridge Mount NW.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District allows for the development of a secondary suite on a parcel containing a single detached dwelling. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

Site Specific Considerations

The subject site has a width of 12.8 metres and therefore, does not meet the minimum R-C1s parcel width requirements of 15 metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be reviewed at the development permit stage.

Nonetheless, the parcel area meets the minimum parcel depth and area requirement and has the capacity to accommodate:

- a single detached dwelling with a secondary suite; and
- the two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite).

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

This site is identified as Developing Planned Greenfield with Area Structure Plan on Map 1 of the MDP. Policies in this section of the MDP defer to the ASP.

Rocky Ridge Area Structure Plan

The parcel is located in the Residential & Related Uses area on Map No. 2 of the Rocky Ridge ASP, which allows for single detached, semi-detached, duplex and multi-family dwellings, as well as related uses.

Rocky View County/City of Calgary Intermunicipal Development Plan

No applicable policies.

TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Royal Ridge Mount NW. The parcel is served by Calgary Transit with a bus stop for the 158 and 169 routes, located 260 metres away on Rocky Ridge Road NW.

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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental features provided in this application.

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 Rocky Ridge/Royal Oak Community Association had no objection to this proposal.

Citizen Comments

Eight letters of objection were received by Administration. The following concerns were expressed in response to the proposal:

- Possibility of increased traffic and further lack of on-street parking in the area;
- Tenants of secondary suites may lack care and consideration for the homes and neighbourhood;
- Potential decrease in property values;
- The parcel does not meet the bylaw-required width;
- Community safety; and,
- Surrounding parcels are zoned R-C1.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is in the neighbourhood of Royal Oak. The immediate surrounding properties are also zoned RC-1.

The land use amendment proposal is to re-designate the subject site located at 6 Royal Ridge Mt NW from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for the potential to develop a secondary suite.

The potential suite is located in an existing basement. The basement has recently received approval for a basement development and new entrance and construction has been completed. Parking will be accommodated in the 2 car garage and on the driveway which can park up to 2 vehicles. The subject parcel is located within close proximity to transit stops that can be easily accessed by potential tenants. It is within a 12 minute walk to the Tuscany C-Train Station and multiple transit stops.

This re-designation is in response to a change in the financial situation of the homeowners. The homeowner has discussed this application with adjacent neighbours to collect feedback and mitigate any potential concerns that may arise. Letters of support have been attached with this application package. The homeowner is aware of the building permit process that subsequently follows the land use re-designation to complete the basement with proper cooking facilities and foresees no issues at that stage.