

**LAND USE AMENDMENT
PINERIDGE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND WEST OF PINEPOINT
DRIVE NE
BYLAW 116D2016**

MAP 26E

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 April 07

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 116D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 208 Pinepoint Place NE (Plan 7410707, Block 21, Lot 36) 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 116D2016.

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 has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

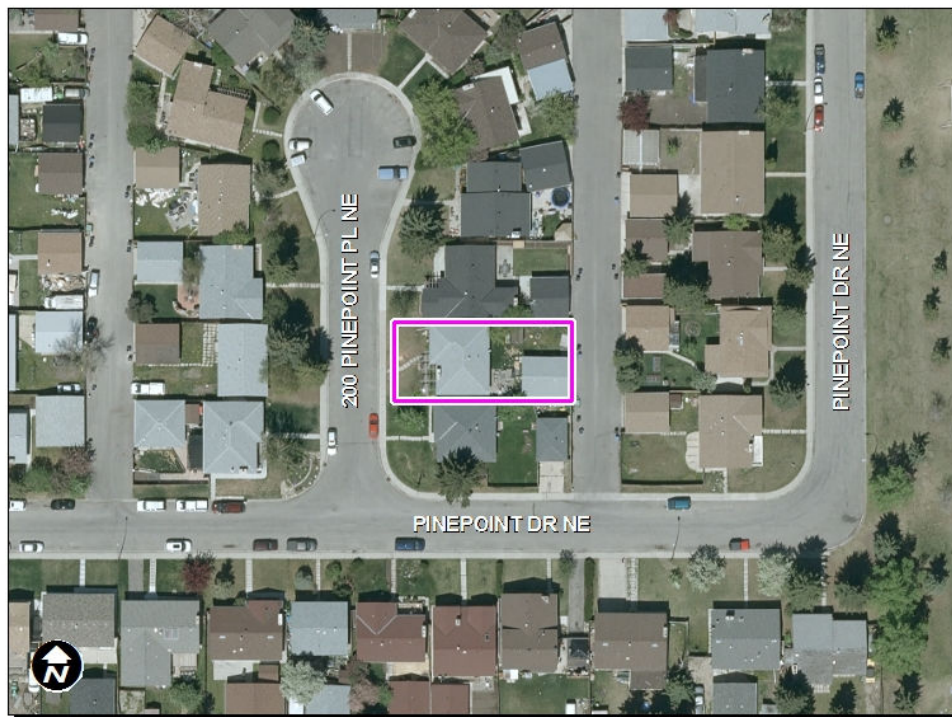
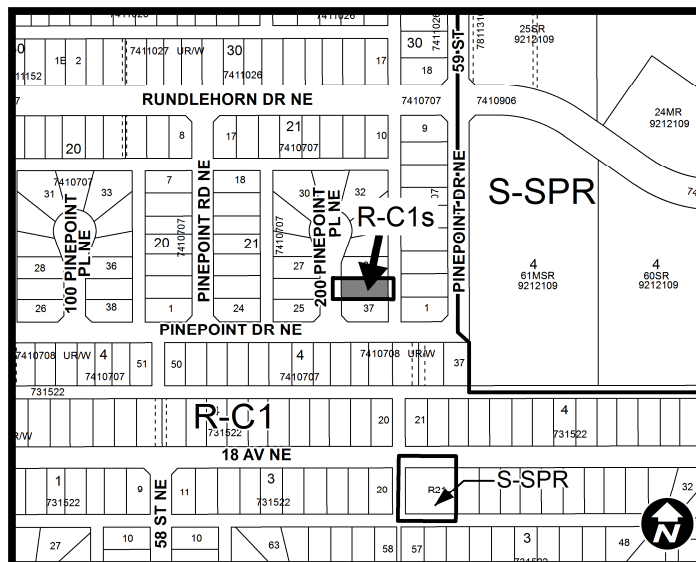
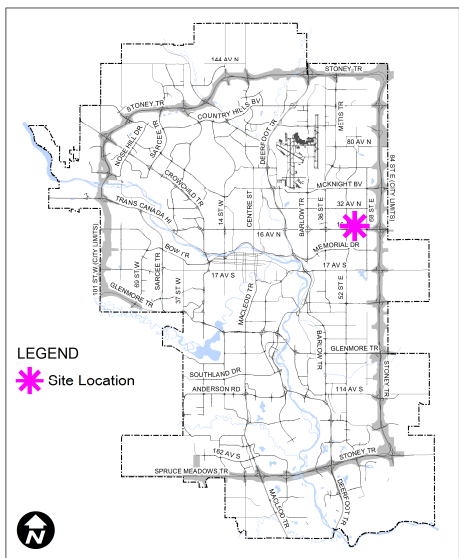
ATTACHMENT

1. Proposed Bylaw 116D2016

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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 208 Pinepoint Place NE (Plan 7410707, Block 21, Lot 36) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 9 – 0

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Applicant:

Trung Bien

Landowner:

Trung Bien

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Pineridge, the site is approximately 14.6 metres wide by 33.5 metres deep. The parcel is developed with a single detached dwelling with a detached double garage accessed off the rear lane. Single detached dwellings exist to the north, south, west and east of the parcel. One block east is also the Pineridge Community School. The parcel is approximately 350 metres from a 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) or one additional discretionary use (backyard suite).

The subject site does not meet the minimum R-C1s parcel width requirements (15.0 metres). As such, the site would require a minor relaxation to the Land Use Bylaw 1P2007 requirements in order to accommodate a secondary suite. Any required relaxations 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.

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).

There is no local area plan for Pineridge.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Pinepoint Place NE with vehicular access by the rear lane. The area is served by Calgary Transit with a bus stop located approximately 350 metres walking distance from the site along Rundlehorn Drive NE. 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.

PUBLIC ENGAGEMENT

Community Association Comments

The Pineridge Community Association was circulated regarding this application. No response was received.

Citizen Comments

There were no letters received from the surrounding neighbours.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application seeks approval of a Secondary Suite located 208 Pinepoint PI NE in the community of Pineridge. The parcel is designated R-C1; Residential One Dwelling District under the City of Calgary Land Use Bylaw 1P2007. Secondary Suite is not a listed use in this district, and as such a Land Use Re-designation is required in order to allow apply for the use.

The site surrounds provide the opportunity to increase the density of the parcel. With close proximity to the Trans Canada Highway as well as Sunridge Mall, the site is well serviced by public transportation and is abundant in employment opportunities. The location of an M-C1 just 3 blocks north of the site provides a level of transition in the surrounding community. Additionally, the site is located two blocks west of the Pineridge Community School, St Patrick School, Boys and Girls Clubs of Calgary and the Pineridge Community Association.

Site specifically, the parcel comprises adequate outdoor amenity space, with a parcel area of 490 square metres parking is also provided entirely within the parcel, with a double car garage and double parking pad already existing on the site. For these reasons, the re-designation of this parcel to allow for a Secondary Suite would support the intent of the Municipal Development Plan and provide opportunities for increased density on a well serviced parcel.