

**LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
WEST OF CASTLERIDGE DRIVE AND CASTLEDALE CRESCENT
NE
BYLAW 133D2016**

MAP 3NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Castleridge 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 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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 April 21

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 133D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 208 Castleridge Drive NE (Plan 8110679, Block 12, Lot 4) 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 133D2016.

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 located in close proximity to two schools;
- The parcel has a rear lane; and
- A Calgary Transit bus stop is located immediately adjacent to the subject parcel.

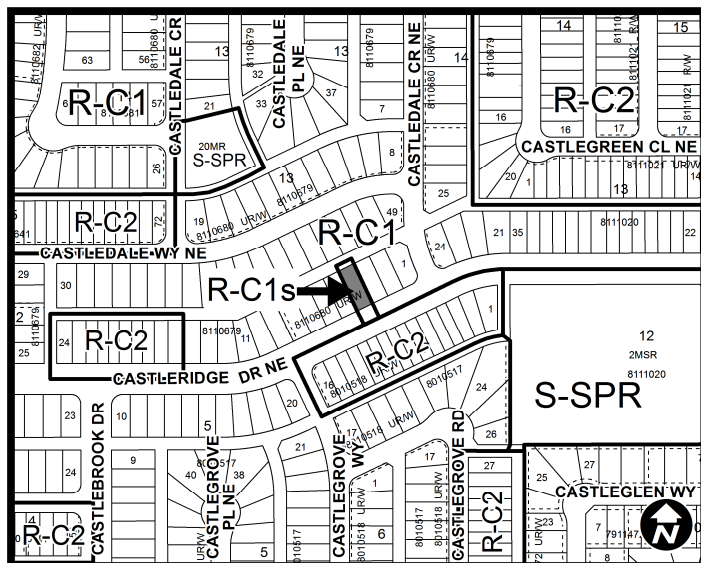
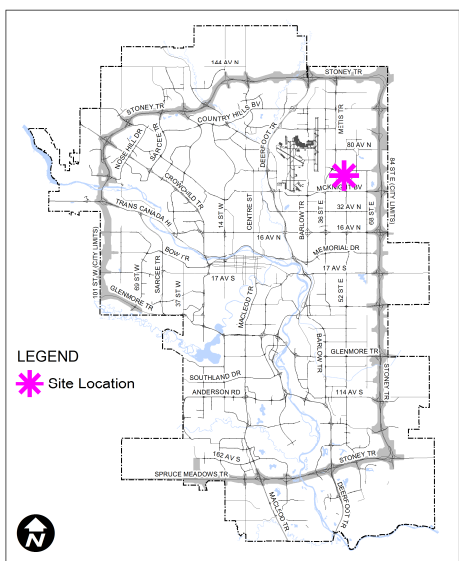
ATTACHMENT

- Proposed Bylaw 133D2016

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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 0.04 hectares \pm (0.09 acres \pm) located at 208 Castleridge Drive NE (Plan 8110679, Block 12, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 7 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Bartlomiej Gutwinski

Landowner:

Joanna Dabrowska
Bartlomiej Gutwinski

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Castleridge Drive NE in a low density residential R-C1 setting in the community of Castleridge. To the north of the site is 64 Avenue NE and west of the site is Castleridge Boulevard NE. The site itself is developed with a single detached dwelling with a one-car garage accessed from the lane.

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); or
- 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 12.2 metres and an area of 377.99 square metres. Therefore, the site does not meet the minimum R-C1s parcel width requirements of 15 metres and area requirements of 400 square metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be reviewed at the development permit stage.

Nonetheless, the parcel meets the minimum parcel depth and has the potential 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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At the development permit stage, width and area relaxations would be considered as long as the parcel is still able to meet the minimum amenity space and parking requirements.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The site is identified as Developed *Established* Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Area Redevelopment Plan

There are no Area Redevelopment Plans for this area.

Calgary International Airport Vicinity Protection Area Regulation (AVPA)

This parcel falls under the 25-30 Noise Exposure Forecast contour. Within this contour residences are permitted.

TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Castleridge Drive NE. The parcel is served by Calgary Transit with a bus stop for Routes 21, 55 and 755 located directly in front of the subject parcel.

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.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

The Falconridge/Castleridge Community Association had no objection to this proposal.

Citizen Comments

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

- Placement of onsite parking may interfere with waste and recycling collection;
- 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; and,
- Community safety.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My name is Bart Gutwinski, I'm proud owner of the property located at 208 Castleridge Dr in Calgary. I would like to developed secondary suite while strictly following every building, fire and occupancy code. I strongly believe that legal second suite is a great way to bolster home value and create an additional income, excellent way to reduce our carbon footprint and expand affordable housing choices in our city. My house is located in fantastic neighbourhood with public and Catholic schools, kindergarten, Prairie Wind Park, within walking distance to stores, banks, McKnight LRT station, restaurants. I can easy provide off street parking so there will be no issue with too many vehicles and lack of parking on the street. I believe if I get approved to build my project many people will benefit from it by living in a lovely place in really good location at affordable price, in place that they can call home.