

LAND USE AMENDMENT  
ROYAL OAK (WARD 2)  
NORTHEAST OF STONEY TRAIL NW & CROWCHILD TRAIL NW  
BYLAW 45D2016

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. 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 January 28

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 45D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 89 Royal Crest Terrace NW (Plan 9712381, Block 2, Lot 8) 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 45D2016.

**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 is located mid-block and has the potential to accommodate the required parking, as it has a two-car driveway and garage accessed from Royal Crest Terrace NW.

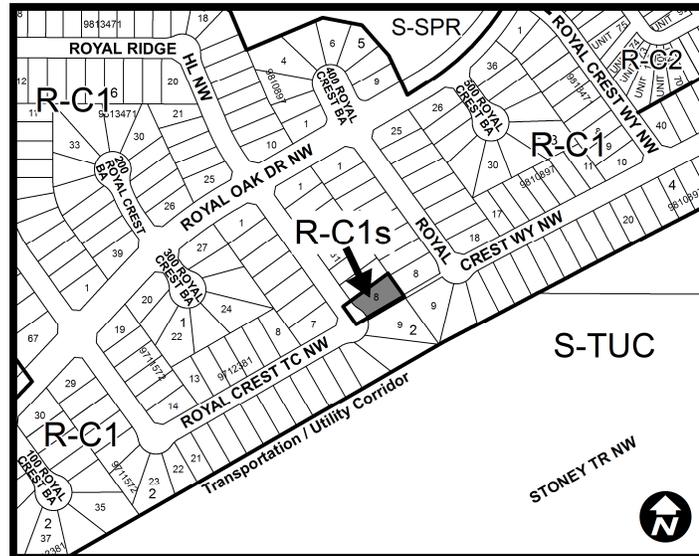
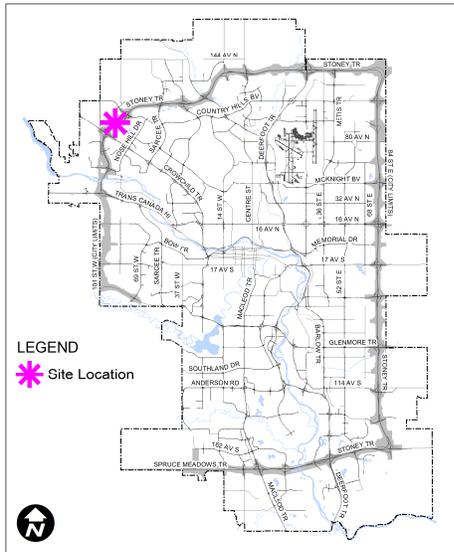
**ATTACHMENTS**

1. Proposed Bylaw 45D2016
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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 89 Royal Crest Terrace NW (Plan 9712381, Block 2, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

Abul Kabir

**Landowner:**

Abul Kabir  
Umme Nasima

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located on Royal Crest Terrace NW in a low density residential R-C1 setting in the community of Royal Oak. To the north of the site is Royal Oak Drive NW and south of the site is Stoney Trail NW. The site itself is developed with a single detached dwelling with a two-car garage accessed from the street.

**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.

The subject site complies with the minimum lot width, length, and area requirements of the R-C1s district. The parcel has the capacity to accommodate:

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

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP)**

The parcel is identified as a “Developing Planned Greenfield with Area Structure Plan” area on Map 1 Urban Structure of the MDP. There are no applicable policies within this section of the MDP.

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**Rocky Ridge Area Structure Plan (ASP)**

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-family dwellings, as well as related uses.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicle access is available from Royal Crest Terrace NW. The parcel is served by Calgary Transit with a bus stop for the 157, 774, 801, and 814 routes located 160 metres away on Royal Oak Drive NW. The 157 route has a direct connection to the Tuscany LRT Station.

**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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Rocky Ridge/Royal Oak Community Association had no comments on this proposal.

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**Citizen Comments**

Six 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;
- Potential decrease in property values;
- Tenants of secondary suites may lack care and consideration for the homes and neighbourhood;
- 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**

My daughter is studying at the University of Texas, San Antonio and would like to move in near future. I have another daughter in Jr. High school and we would like to rent the basement to support my family if needed. It could provide additional financial help that I need at this stage to pay mortgage and meet the growing family expenses. My house is 50 meter from the bus station and 15 min walk from the Tuscany LRT station. It is a double garage and single detached home with a walk-up separate exit from the basement.