

LAND USE AMENDMENT
RUNDLE (WARD 5)
38 STREET NE AND 25 AVENUE NE
BYLAW 57D2016

MAP 27E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Rundle from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite.

There are no complaints on file.

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 February 11

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 57D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 2620 – 38 Street NE (Plan 7611338, Block 19, Lot 60) 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 57D2016.

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. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel is located in close proximity to public transportation.

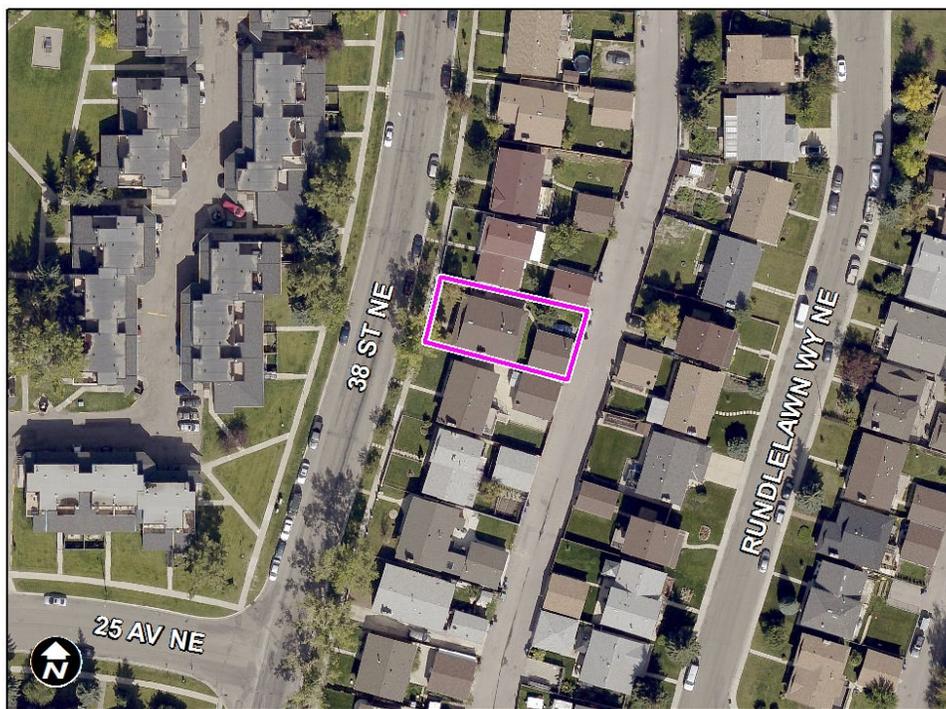
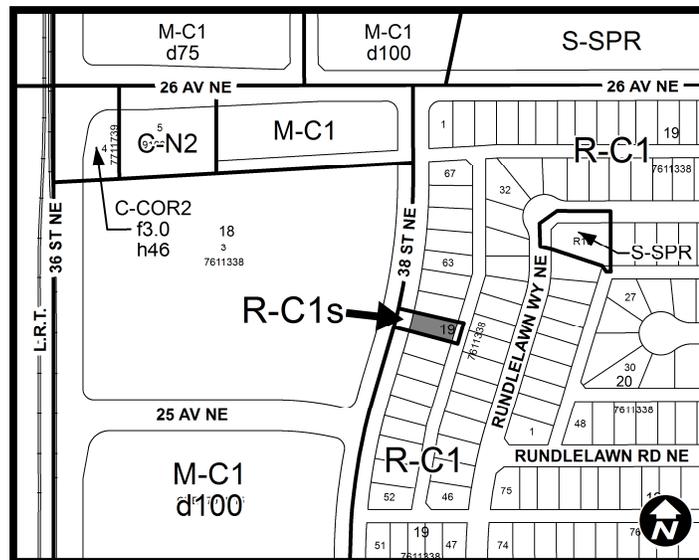
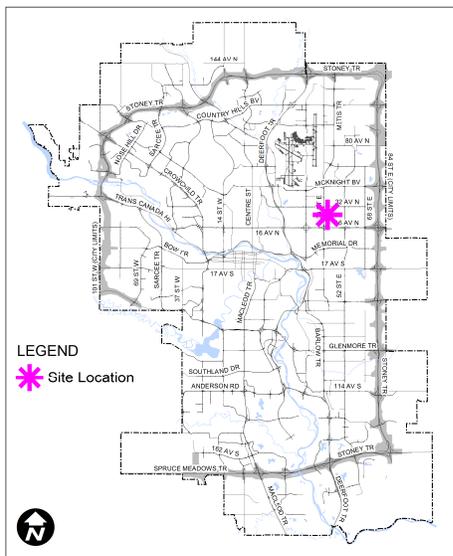
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ATTACHMENT

1. Proposed Bylaw 57D2016
2. Public Submission

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 ± (0.11 acres ±) located at 2620 – 38 Street NE (Plan 7611338, Block 19, Lot 60) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant:

Phanindra (Kusum) Gyawali

Landowner:

Anu Regmi
Bharat Regmi

PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid block, with a lane along the east side property line. The parcel is surrounded to the east by Residential – Contextual One/Two Dwelling (R-C1) containing single-detached dwellings. Across the street to the west, is Multi-Residential - Contextual Low Profile (M-C1) district consisting of townhomes. The subject site consists of a single detached dwelling with a two car, rear garage.

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following three forms:

- Secondary Suite as a permitted use; or
- Secondary – Suite – Detached Garage or Secondary Suite – Detached Garden as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. The development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007

Site Specific Considerations

The subject parcel meets the minimum parcel depth, width, and area requirement, and contains the required on-site motor vehicle stalls (one stall for the single detached dwelling unit and one stall for the secondary suite.) The subject parcel has the capacity to accommodate a single detached dwelling with a secondary suite.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the Municipal Development Plan. The Developed Residential Area – Established Area supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The

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Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary Municipal Development Plan (MDP) is used for guidance.

TRANSPORTATION NETWORKS

The single detached dwelling has a two – car rear drive garage accessible from the lane. The parcel is well served by Calgary Transit with bus stops for several routes located approximately 211 metres to the nearest 26 Avenue NE bus stop and 447 metres to the nearest 36 Street NE bus stop.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Rundle Community Association was circulated and had no objection to the proposal.

Citizen Comments

No comments received from the public.

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APPENDIX I

APPLICANT'S SUBMISSION

My clients (Mr. Bharat / Anu Regmi) want to re-designate the land use for the purpose of renting a secondary suite (basement suite). There are following should convey reasons for the approval of this application.

1. Rental Purpose

They want to rent their basement suite safely and legally. After the land use re-designation process they will be moving forward and filling a permit and will be making basement suite design alterations according to the Alberta Building Code and Calgary City standard assuring tenant safety and comfort. It provides a low cost alternative for people in need. This secondary suite can be an option.

2. Availability of Amenities

There are many amenities nearby, making it very convenient to renters. There are grocery stores, gas stations and a mall within the radius of 500 meters. There are various drug stores and family clinics within a 400-meter radius from the house. Schools and day cares are also close from this property.

3. Access to Transit

The house is also very close to major intersection of 26 avenue and 36 street NE. Furthermore, LRT Station Rundle is only a 3-minute walk. The house is also about 2 minutes from the bus stop and provides greater access within the city.
This is a good location for secondary suite.