

LAND USE AMENDMENT  
RANCHLANDS (WARD 2)  
WEST OF SARCEE TRAIL NW AND NORTH OF CROWCHILD  
TRAIL NW  
BYLAW 196D2015

MAP 11NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Ranchlands from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to all for a secondary suite. There is currently no secondary suite on the site and this application is not due to 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)**

2015 October 08

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 196D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 204 Ranch Estates Place NW (Plan 7711287, Block 9, Lot 11) 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 196D2015.

**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, 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 a corner parcel on a cul-de-sac and can accommodate the required onsite parking and is in close proximity to transit.

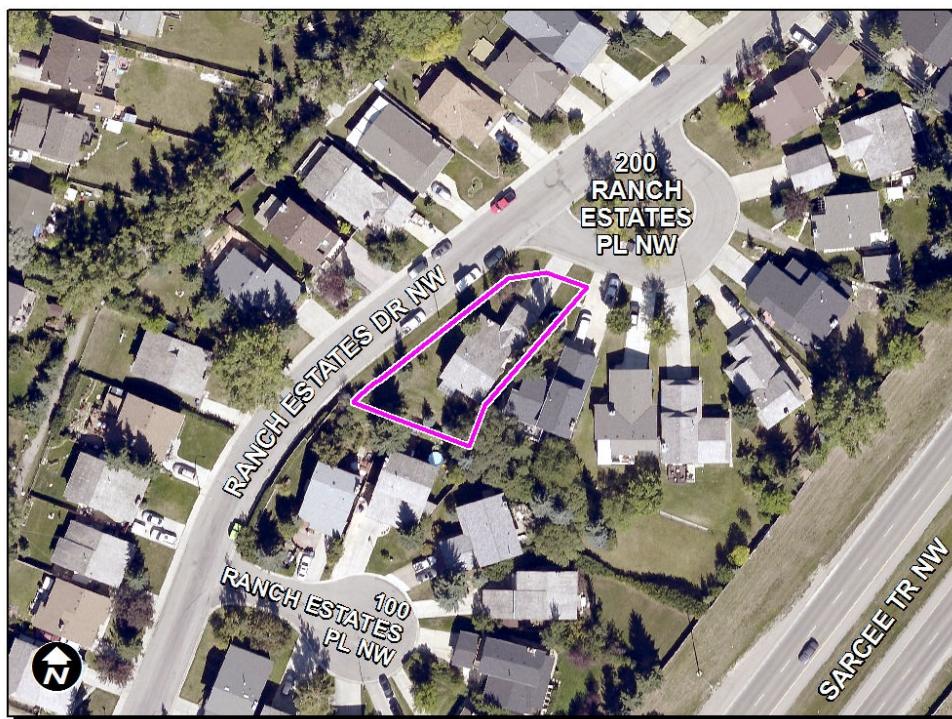
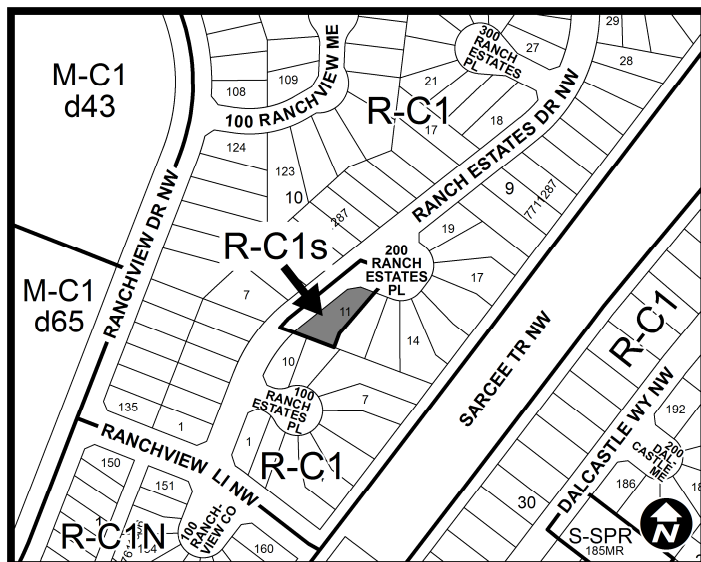
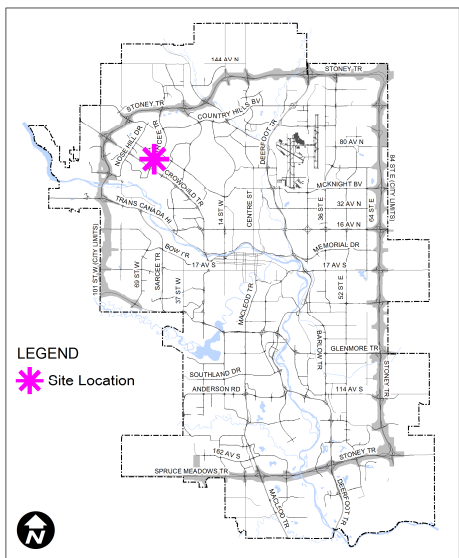
**ATTACHMENT**

1. Proposed Bylaw 196D2015
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 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 204 Ranch Estates Place NW (Plan 7711287, Block 9, Lot 11) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

Absent: N. Nenshi and G.-C. Carra

**Carried: 5 – 2**

Opposed: S. Keating and  
R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- No lane.
- No parking out front, based on aerial photo, frontage is already heavily parked.

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**Applicant:**

Shawn Unrau

**Landowner:**

Shawn Unrau  
Jun Li

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N/A	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located on a corner parcel in a low density residential R-C1 setting in the community of Ranchlands. The site is developed with a single detached dwelling with access from the street to a front driveway. The applicant's intent is to construct a secondary suite in the basement of the existing single detached dwelling.

The subject site has an approximate width of 15.5 metres and depth of 44 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. It appears that the parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

**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 two following forms:

- Secondary Suite as a permitted use; or
- Backyard Suite 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. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

**LEGISLATION & POLICY**

Municipal Development Plan (MDP) (2009):

The subject parcel 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. The MDP encourages modest redevelopment in the Established Area.

Crowchild Phase 1 Policy Statement & Area Structure Plan (ASP):

The subject parcel is located within the Crowchild Phase 1 Policy Statement & Area Structure Plan but there are no relevant policies related to this application.

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**TRANSPORTATION NETWORKS**

The site can be accessed from Ranch Estates Place NW by foot, bicycle, or automobile. The parcel is well serviced by public transit with a bus stop located approximately 175 metres from the site on 66 Avenue NW. This bus stop sees frequent transit bus service with a bus available every 15 minutes.

**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. This aspect would be determined at the development permit stage.

**ENVIRONMENTAL ISSUES**

An environmental site assessment was not required.

**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 community association was circulated regarding this application but did not provide comments.

**Citizen Comments**

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

- Secondary suite contrary to current community character
- Community safety
- Increased density
- Parking

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We are requesting a zoning change for 204 Ranch Estates Place NW. Currently it is zoned as R-C1, we would like to change it to R-C1s which would allow for a secondary suite to be constructed. The lot is quite large and there is plenty of room for parking in the garage and driveway. This could also help the housing shortage in Calgary which is around 3.4% vacancy rate. Public transportation runs very near the site and it is only a few minutes bus ride to the Dalhousie LRT station. There should not be a problem with parking or congestion of the streets in the area. Thank you for your consideration of this matter.