

LAND USE AMENDMENT  
ROCKY RIDGE (WARD 1)  
NORTHWEST OF STONEY TRAIL NW AND CROWCHILD  
TRAIL NW  
BYLAW 74D2015

MAP 20NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Rocky Ridge from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is an existing single detached dwelling on the property. The applicant intends to develop the site with a secondary suite.

**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 April 09

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 74D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 191 Rocky Ridge Drive NW (Plan 9712624, Block 4, Lot 140) 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 74D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and all but one of the requirements of Land Use Bylaw 1P2007. The parcel can provide the required parking on-site and is close to public transit.

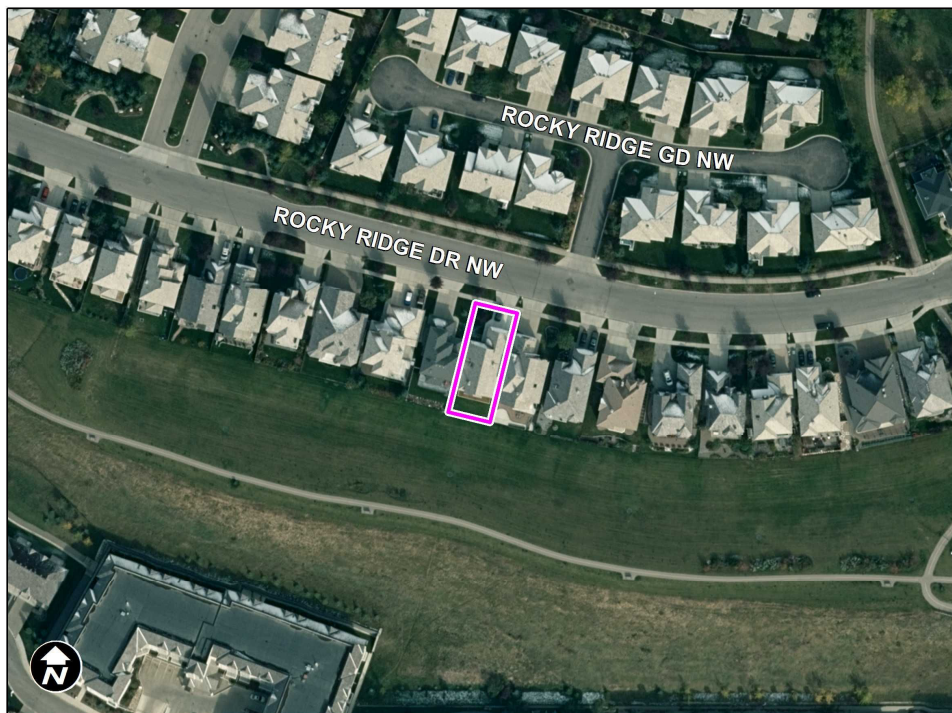
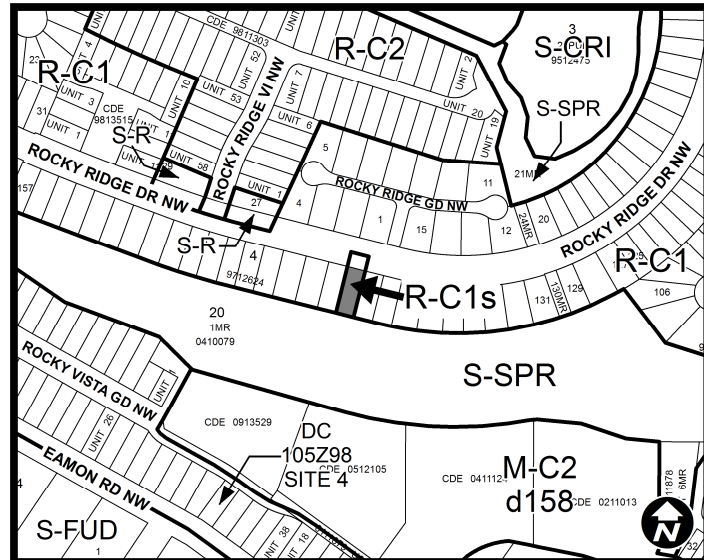
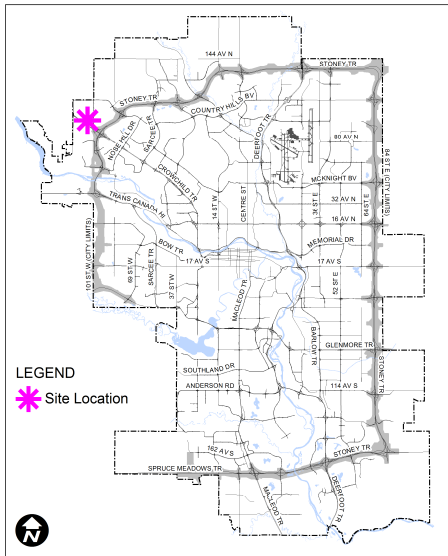
**ATTACHMENT**

1. Proposed Bylaw 74D2015

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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 191 Rocky Ridge Drive NW (Plan 9712624, Block 4, Lot 140) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 3 – 2**

Opposed: R. Honsberger and  
M. Logan

Reasons for Opposition from Mr. Honsberger:

- No rear lane.
- On a snow route.
- It is an undersized lot.

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**Applicant:**

Xin Min Zhao

**Landowner:**

Xin Min Zhao  
 Fu Lang

<b>Planning Evaluation Content</b>	<b>Issue</b>	<b>Page</b>
<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	5
<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

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Rocky Ridge. The site is developed with a single detached dwelling with attached two car garage that is accessed from Rocky Ridge Drive. There are also two surface stalls located on the driveway.

### **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 secondary suite that may take one of the following two 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 intent of Land Use Bylaw 1P2007.

### **SITE SPECIFIC CONSIDERATIONS**

The subject parcel has a parcel width of 13.41 metres and a depth of 35.0 metres and therefore does not meet the minimum lot requirements of the R-C1s district. Should the redesignation be approved the Development Authority will be required to relax the minimum lot width requirement at Development Permit stage. The parcel has the capacity to accommodate:

- A single detached house with a secondary suite;
- A minimum total of two on-site motor vehicle parking stalls accessed from the street (one stall for the single detached dwelling unit and one stall for the secondary suite).

### **LEGISLATION & POLICY**

#### **Municipal Development Plan (Statutory / Approved by Council – 2009)**

The parcel is located within the Residential Development – Established Area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: Developed Residential Areas, Neighbourhood Infill &

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Redevelopment and Housing Diversity & Choice policies.

Rocky Ridge Area Structure Plan (Statutory / Approved by Council – 1992)

Although the Rocky Ridge Area Structure Plan does not specifically reference secondary suites, the proposal is in keeping with the residential land use policies of the ASP which encourage a variety of housing type.

**TRANSPORTATION NETWORKS**

Pedestrian access is available from Rocky Ridge Drive NW. Vehicle access to existing on-site parking is from Rocky Ridge Drive NW (two stalls located on the driveway and attached two car garage). Parking along the south side of Rocky Ridge Drive NW is by permit only. The area is well served by Calgary Transit with bus stops for several routes located within 500 metres 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. 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 Rocky Ridge Royal Oak Community Association has no objection this proposal (see attached letter in APPENDIX II).

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**Citizen Comments**

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

- Failure to meet the R-C1s bylaw requirements
- Increased density may have an adverse effect on the community
- Potential parking issues as Rocky Ridge Drive NW is a snow route
- Misrepresentations found within the Applicant's Submission

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application is targeting to change the Land Use Designation from R-C1 to R-C1s in order to add a legal secondary suite to the walkout basement of my house located at 191 Rocky Ridge Drive Calgary, AB T3G 4M1.

This small change will make a big different for the Use of Land. It will be beneficial to both the owner and the City of Calgary.

For the Owner's side, adding a secondary suite to the walkout basement will increase our living space of 1000 square feet more and the space can be used as a summer kitchen for the whole family or for the dwelling space for the next generation for playing and recreation or for our guests. The visitors may stay downstairs more comfortable than staying with us to share the kitchen with us upstairs. The secondary suite capability will also increase the market value of the property although we need about \$35,000 to develop the basement. We would like to improve our living conditions and invest for the future as well.

For the City of Calgary side, adding a secondary suite always help the City to have more capacity for more people to live in and improve the dwelling conditions for its residents. Plus, this property is very close (within 1Km) to the new Tuscany LRT station (only 12-12 minutes by walking), this dwelling unit can turn to a rental unit. This will increase the tax revenue from both property tax and income tax as well.

As an owner, I personally believe that this Land Use Re-designation will be a win-win decision. I am hoping to get the good news from you!



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**APPENDIX II**

**LETTERS SUBMITTED**

David:

The Rocky Ridge Royal Oak Community Association has no formal opinion on secondary suites in general (as yet).

Speaking on behalf of the Community Association, I have no objection to this particular application, LOC2014-0186

**Dave Spencer, AALA, BCSLA**