

LAND USE AMENDMENT
SANDSTONE VALLEY (WARD 4)
WEST OF BERKSHIRE BOULEVARD NW AND BEDDINGTON
BOULEVARD NW
BYLAW 46D2015

MAP 16N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Sandstone Valley from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. This application results from a complaint and there is an existing illegal secondary suite on the property.

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 February 26

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 46D2015; and

1. **ADOPT** the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) 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 46D2015.

REASONS 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 can be accessed from both the street and the lane, and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

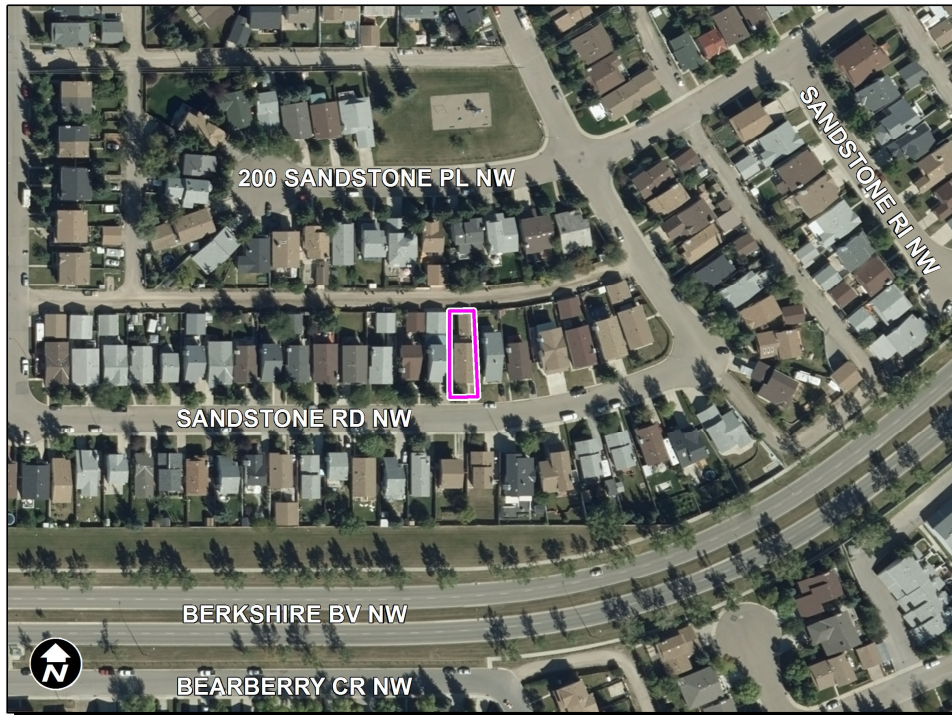
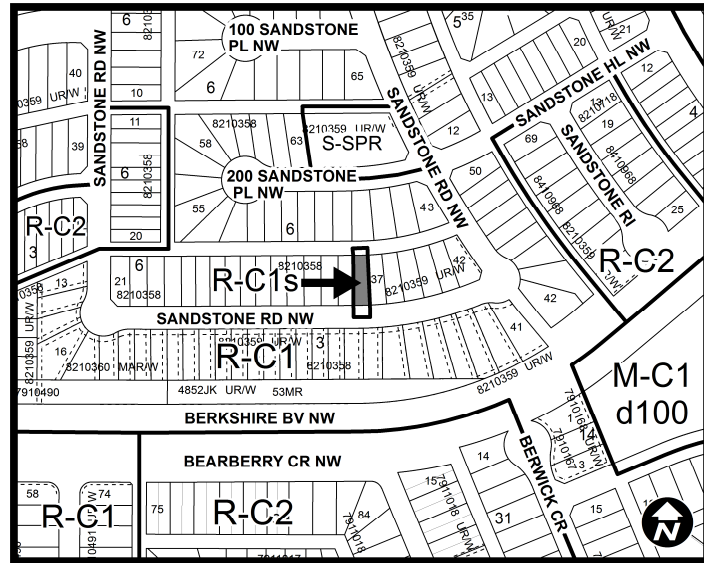
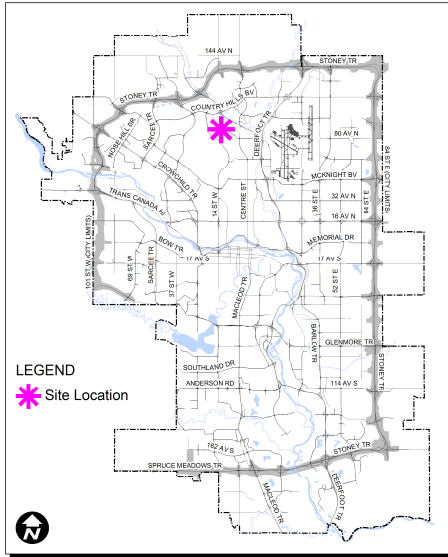
ATTACHMENT

1. Proposed Bylaw 46D2015
2. **Public Submission(s)**

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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 0.03 hectares \pm (0.08 acres \pm) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

Absent: G.-C. Carra and S. Keating

Comments from Ms. Gondek:

- Item 1 subject site has a width of 11.4 metres and Item 2 is 9.8 metres. Therefore, both require a relaxation for approval. Yet an R-1N lot would only need to be 9.0 metres. There is a big problem with our existing policy when this type of inconsistency creates situations of inequity for applicants.
- We need to establish a width standard that covers any single detached lot.

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Applicant:

Shawn Unrau

Landowner:

Shawn Patrick Unrau
 Jun Li

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

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid-block on Sandstone Road NW in a low density residential R-C1 setting in the community of Sandstone Valley. The site is developed with a single detached dwelling with access from the street to a front driveway with parking pad and access from the lane to a one-car garage. The applicant's intent is to legalize and bring up to code a secondary suite in the basement of the existing single detached building.

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 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 the intent of Land Use Bylaw 1P2007.

Site Specific Considerations

The subject site has an approximate width of 9.8 metres and therefore, does not meet the minimum R-C1s parcel width requirements of 15 metres. As a result, relaxation of the Land Use Bylaw 1P2007 requirement will be required at the development permit stage.

Nonetheless, the parcel area meets the minimum parcel depth requirement and has the capacity 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)

In addition, it should be noted that a number of low density residential districts in Land Use Bylaw 1P2007 allow for secondary suites on parcels with a minimum parcel width of 9 metres, 11 metres or 13 metres respectively.

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LEGISLATION & POLICY

The 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. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Although this parcel falls under the Crowchild Phase 3 Policy Statement and Area Structure Plan, there are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Pedestrian access is available from Sandstone Road NW. Vehicle access to existing on-site parking is from both the street to a driveway with parking pad and from the lane to a one-car garage. The parcel is well served by Calgary Transit with bus stops for several routes located approximately 400 metres to the east on Berkshire Boulevard NW.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated as per the normal circulation process. However, no comments were received by the CPC Report submission date despite several attempts to make contact with the Community Association.

Citizen Comments

Three 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;
- Lack of space to properly accommodate a secondary suite;
- 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

We are planning to add a secondary suite to the basement of 115 Sandstone Rd NW. Sandstone is a nice quiet neighborhood. It is close to schools and the terminal for the number 3 bus that runs into downtown. There is an oversized single garage in the back lane and a single off street parking spot in the front that could be used for the tenants. The back fence has a door to the back lane as well.