

**LAND USE AMENDMENT
PINERIDGE (WARD 5)
EAST OF 61 STREET NE & NORTH OF PINECREST WAY NE
BYLAW 106D2014**

MAP 26E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from R-C1 to R-C1s to allow for a secondary suite. The subject site does not contain a secondary suite at this time.

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 Calgary.

ADMINISTRATION RECOMMENDATION

2014 August 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 106D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1727 – 61 Street NE (Plan 731522, Block 3, Lot 37) 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 106D2014.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for three additional residential uses (Secondary Suite, Secondary Suite – Detached Garage, Secondary Suite– Detached Garden). The uses of Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached Garden can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the land use district R-C1s is appropriate for the site.

The 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 the Land Use Bylaw 1P2007.

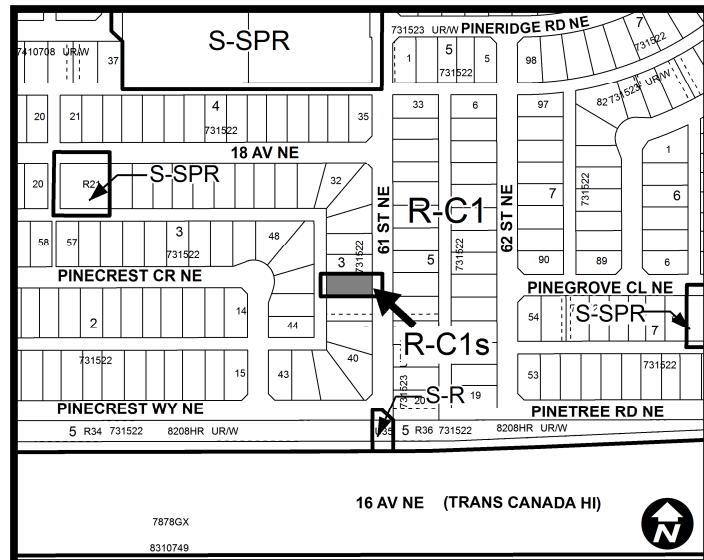
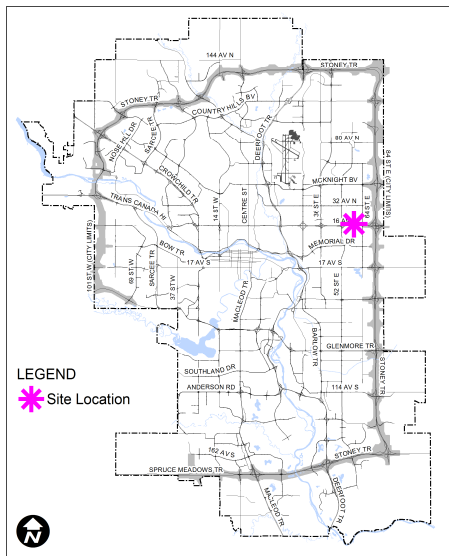
ATTACHMENT

1. Proposed Bylaw 106D2014
2. Public Submission

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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 1727 – 61 Street NE (Plan 731522, Block 3, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 - 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Suggesting that a double car garage will provide parking for 2 families/renter/owner and will not be inconvenienced by tenant's vehicles. Tenant will be forced to park on the street.

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Applicant:

Tony Muoio

Landowner:

Carmen Marie Sylvain

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>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
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
Public Engagement <i>Were major comments received from the circulation</i>	No	6

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Pineridge, the parcel is approximately 16 metres wide by 34 metres deep and is developed with a single detached dwelling with a rear double garage access via a lane. The subject site does not contain a secondary suite at this time.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (secondary suite) and two additional discretionary uses (Secondary Suite – Detached Garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LEGISLATION & POLICY

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

The subject site is located within the *Developed Residential Area* and more specifically the *Established Area* as identified on Map 1 of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping of overarching MDP policy areas including: Residential – Developed, Neighbourhood Infill & Redevelopment and Housing Diversity & Choice policies.

More specifically, the general MDP description of the *Planned Greenfield Communities* refers to the Sustainable Suburbs Study proposing greater community densities and a mix of residential uses.

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Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

Pineridge does not have a local community plan.

TRANSPORTATION NETWORKS

Vehicle access is available from the rear lane with parking for two vehicles within an existing double garage.

UTILITIES & SERVICING

Water, sanity and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvement 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.

PUBLIC ENGAGEMENT

Community Association Comments

No Community Association comments were received at the time of writing this report.

Citizen Comments

Administration received one letter in opposition to the application.

The reasons for objecting can be summarized as follows:

- The area is traditionally a single family area.
- There are existing problems in the area due to lower suites.
- This is a new family to the area and the building will become a rental property.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Calgary has a significant need for affordable, rental accommodation. This application is intended to provide a much needed, affordable rental housing unit.

The size of the property and existing house are quite large and can accommodate this additional unit without any adverse impacts on the neighbours and the community.

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APPENDIX II

PARCEL WIDTH REQUIREMENTS – TABLE 1

	Secondary Suite (basement)	Secondary Suite – Detached Garage	Secondary Suite – Detached Garden
R-C1s	15 m	15 m	15 m
R-1s	11 m	11 m	13 m
R-C1N	9 m	13 m	13 m
R-1N	9 m	13 m	13 m
R-C2	9 m	13 m	13 m