

**LAND USE AMENDMENT
RUNDLE (WARD 5)
EAST OF RUNDLECAIRN ROAD NE & 50 STREET NE
BYLAW 107D2014**

MAP 27E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s to allow for a secondary suite. The applicant has indicated their interest in applying for a development permit for a self-contained detached garage suite on the subject site. 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 107D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 219 Rundlecairn Road NE (Plan 7511020, Block 31, Lot 30) 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 107D2014.

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 and Secondary Suite – Detached Garden can be compatible with and complimentary to the established 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.

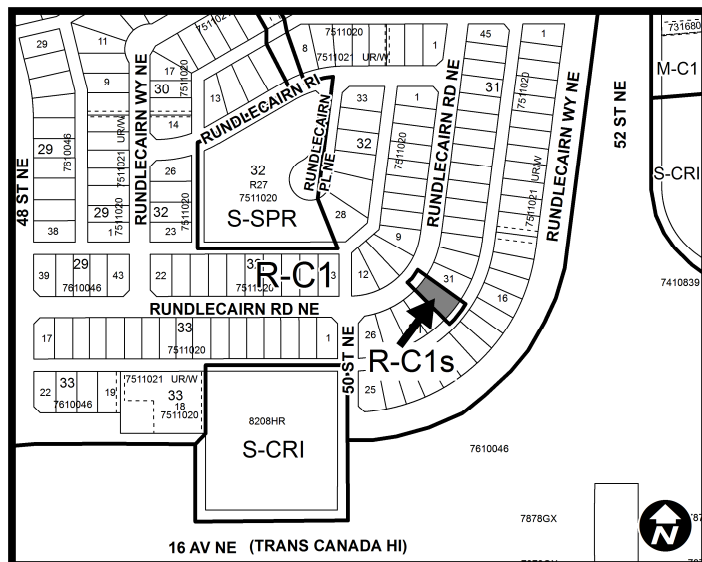
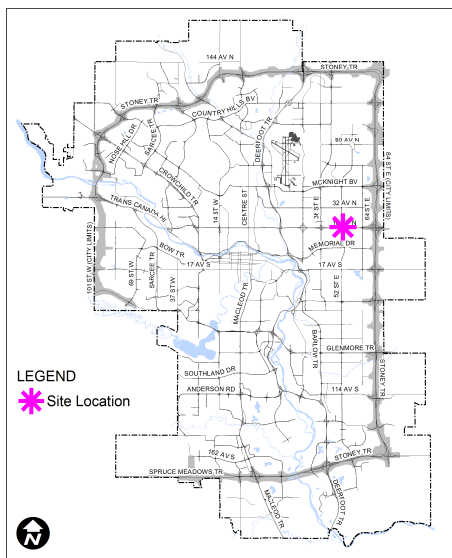
ATTACHMENT

1. Proposed Bylaw 107D2014

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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 (0.11 acres \pm) located at 219 Rundlecairn Road NE (Plan 7511020, Block 31, Lot 30) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

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.

Comments from Ms. Wade:

- The site specific considerations are an excellent addition to these reports! Recommend that this be incorporated into all Secondary Suite reports.

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Applicant:

Miguela Jacinto

Landowner:

Alfonso Aguilar Jacinto
Miguel Alfonso Jacinto
Miguela Marcelo Jacinto

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>	No	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>	None	7
Public Engagement <i>Were major comments received from the circulation?</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

Located within a low density R-C1 residential area, the subject site is a rectangular shaped lot, and currently developed with a single detached dwelling and detached single garage with access from the rear lane to 50 Street NE.

LAND USE DISTRICTS

The proposed R-C1s land use district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s allows for one additional permitted use (Secondary Suite) and two additional discretionary uses (Secondary Suite – Detached Garage, Secondary Suite – Detached Garden). Council's potential approval of this application does not constitute an approval of a specific secondary suite type, but it allows for an additional dwelling unit to be considered under the development permit process.

The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land. Additionally, the development of a secondary suite on this site can meet the intent of the Land Use Bylaw 1P2007 with or without relaxations at the development permit stage.

Site Specific Considerations

The subject site meets the minimum R-C1s parcel dimensions required for a Secondary Suite as well as the minimum setback requirements for a Secondary Suite – Detached Garage and Secondary Suite – Detached Garden.

The parcel is of a sufficient size and has the capacity to accommodate:

- a Single Detached Dwelling with a Secondary Suite, Secondary Suite – Detached Garage or Secondary Suite – Detached Garden;
- a total of two on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite); and,
- any required building setbacks as determined necessary at the development permit stage.

As a result, no relaxations of the Land Use Bylaw 1P2007 may be required at the development permit stage.

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LEGISLATION & POLICY

Municipal Development Plan (statutory – 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 with the applicable, overarching residential policies of the MDP.

More specifically, the general MDP description of the *Established Areas* refers to primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity.

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).

In addition, the *Housing Diversity and Choice* policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

There is no local area redevelopment plan for the community of Rundle.

TRANSPORTATION NETWORKS

Pedestrian access is available from Rundlecairn Road NE and vehicular access is available from the rear lane off 50 Street NE. One parking stall is available in the single detached garage with sufficient space adjacent to the garage to provide additional parking as required.

Transit routes 48 and 52 are located approximately 600 metres and 350 metres from the subject site, respectively.

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 a secondary suite proposed and will be determined at the development permit stage.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received from the CA with no objection to the proposed rezoning.

Citizen Comments

No comments were received from adjacent landowners at the time of writing this report.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The land use redesignation application is to provide legal suite for my children. The site is very accessible. It has walkable access to 52 St to catch bus going to the south. Another access is to Rundlehorn Dr to get to C-Train either by walking or riding the bus.

A strip mall is approximately 10 minute walk. It is also twenty minute walk to Sunridge Mall.

There is a back alley for vehicular access. This will provide substantial parking space in the event of additional car.

It is also very close to a park and playground, ideal for raising a family. Elementary and High School is a walk away too.

A secondary suite zoning provide additional density but still maintain the low residential atmosphere of 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