

LAND USE AMENDMENT
RUNDLE (WARD 5)
WEST OF RUNDLERIDGE DRIVE NE & 38 STREET NE
BYLAW 108D2014

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 basement rental 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 108D2014; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 464 Rundleridge Drive NE (Plan 7510277, Block 5, Lot 5) 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 108D2014.

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.

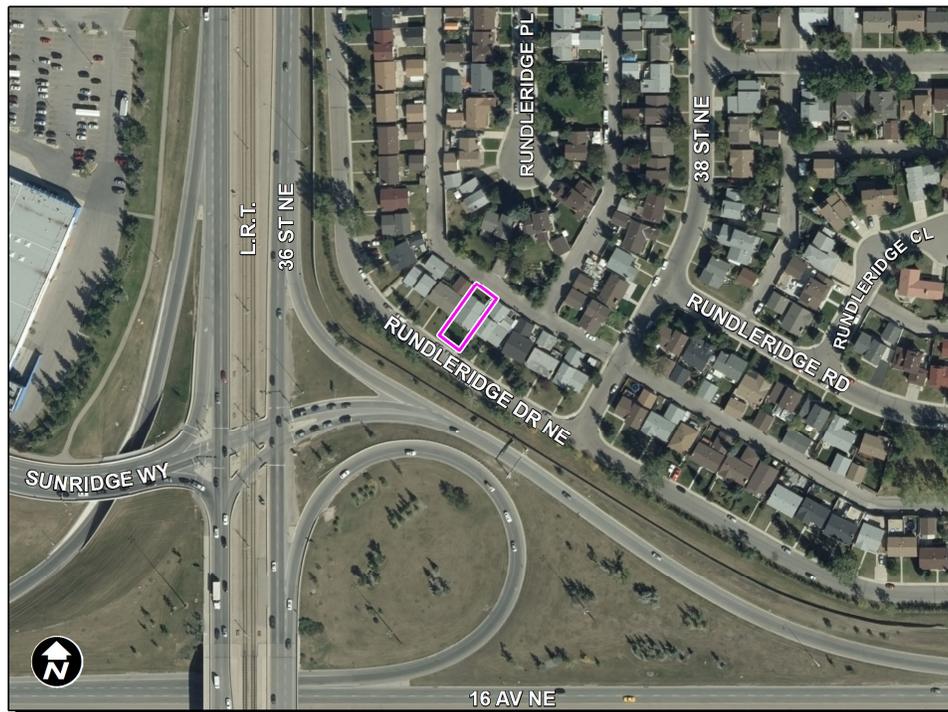
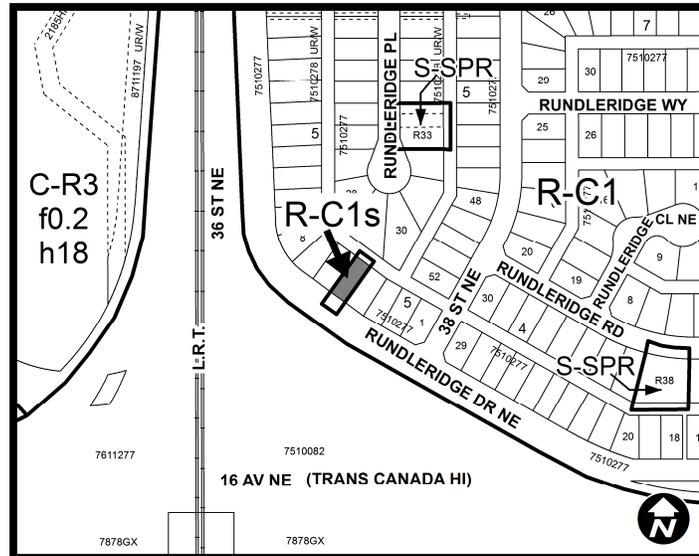
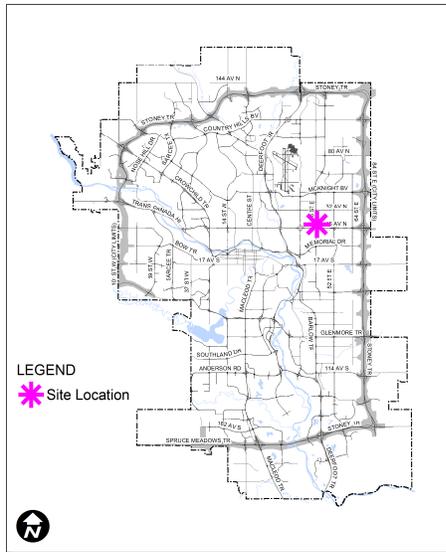
ATTACHMENT

1. Proposed Bylaw 108D2014

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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 0.04 hectares \pm (0.09 acres \pm) located at 464 Rundleridge Drive NE (Plan 7510277, Block 5, Lot 5) 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.
- Site doesn't meet minimum parcel dimensions.

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:

Muriel Ledger

Landowner:

Muriel Ledger

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	7
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.

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 does not meet the minimum R-C1s parcel dimensions required for a Secondary Suite. The minimum parcel width for a parcel designated R-C1s is 15.0 metres; however, the subject parcel has a width of 12.5 metres. The minimum parcel area for the R-C1 district is 400.0 square metres while the existing parcel is 371.00 square metres.

The parcel is large enough to accommodate:

- a Single Detached Dwelling with a Secondary Suite; and
- a total of two on-site motor vehicle parking stalls in the rear yard (one stall for the single detached dwelling unit and one stall for the secondary suite).

As a result, 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.

Airport Vicinity Protection Area (AVPA)

The land use proposal is consistent with the guidelines set forth in the AVPA. The subject parcel is located in the AVPA, approximately 100 metres outside the NEF 25 Zone, where residential uses are permitted.

TRANSPORTATION NETWORKS

Pedestrian access is available from Rundleridge Drive NE and vehicular access is available from the rear lane off 38 Street NE. Access to onsite parking will be provided from the rear lane.

Transit routes 34 and 48 are located approximately 600 metres from the subject site while, Rundle LRT Station (serving routes 19, 32, 34, 48, 57, 119 and 202) is located approximately 1.1 kilometres to the north.

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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.

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

The Planning Department received three letters against the application. Perceived issues and concerns in the letters can be summarized as follows:

- increased population impacting quality of life;
- rental property turnover of tenants;
- increased on-street parking and traffic in the area;
- decreasing property values;
- increased pressure on existing infrastructure; and
- alteration of the neighbourhood character.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I wish to submit my application to have my land use redesignated from an R-C1 to R-C1S. I plan on creating a basement suite in my home that will be available as a rental property. This plan would benefit myself by creating an addition source of income and would also serve to relieve some of the affordable housing issues that Calgarians face. I would be open to renting the suite privately or to persons with low income, disabled, seniors or students. I believe this suite is in a convenient location. For lower income or environmentally conscious people this home is in an ideal location, you can easily access major services without the use of a vehicle. It is located in Rundle and is in walking distance to several amenities:

- Rundle C-Train & Bus Terminal (serving routes 19, 32, 34, 48, 57, 119) Sunridge Shopping Centre, Superstore, 1.7km
- Peter Lougheed Centre, 1.6km
- Cineplex, 1.5km
- Sobeys & Safeway, 2.6km
- Village Square Leisure Centre and Calgary Co-op & Lester B Pearson High School, 2.7km.

When purchased the basement had been completed, however it was not to code so we plan on removing the existing suite and renovating from scratch following the current 2006 Alberta Building Code and obtaining all permits required by the City of Calgary.

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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