

**LAND USE AMENDMENT
RUNDLE (WARD 10)
NORTH-WEST OF RUNDLEHORN DRIVE NE AND
RUNDLECAIRN GARDEN NE
BYLAW 61D2018**

MAP 27E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite on the same parcel as a single detached dwelling. The site contains an existing one-storey single detached dwelling with a double detached garage. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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)

2017 December 14

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 61D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4908 Rundlehorn Drive NE (Plan 731204, Block 5, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation;
2. Give three readings to the proposed Bylaw 61D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community of Rundle. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

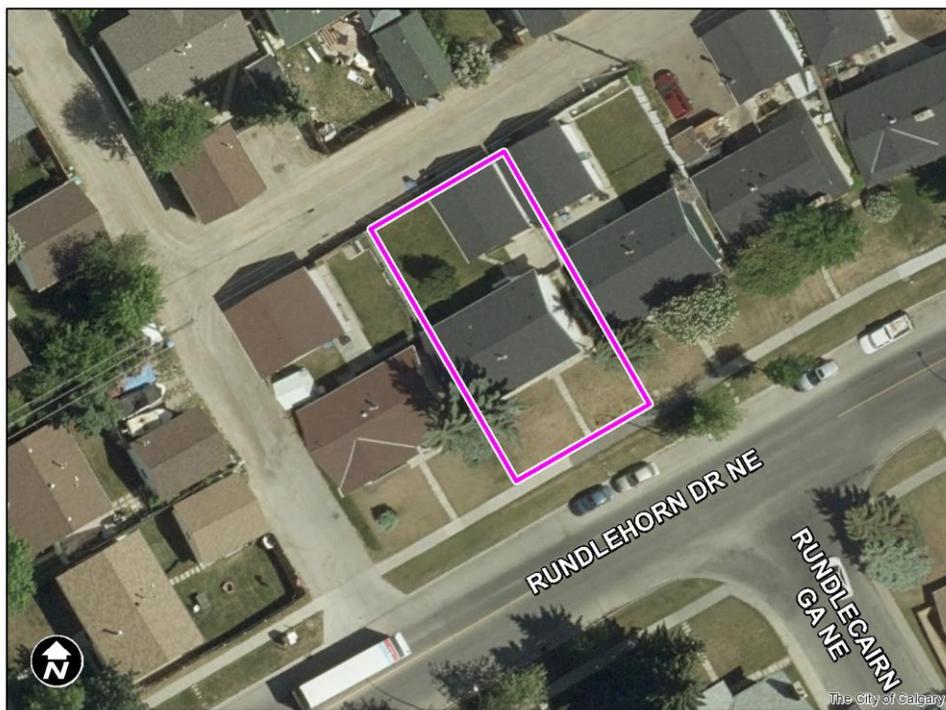
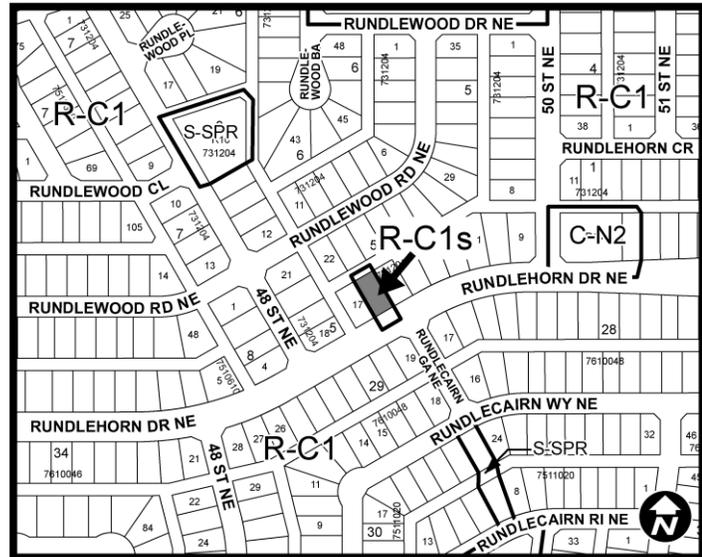
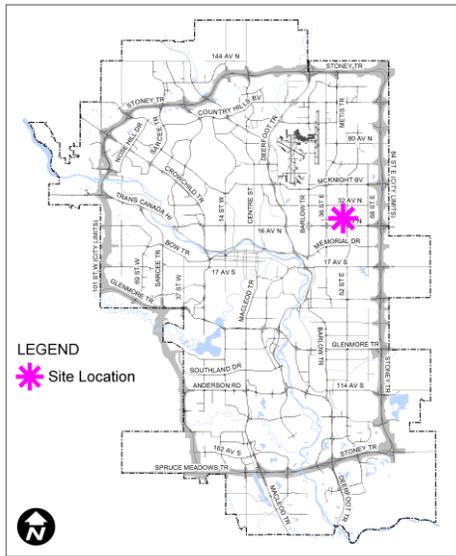
ATTACHMENT

1. Proposed Bylaw 61D2018

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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 ± (0.12 acres ±) located at 4908 Rundlehorn Drive NE (Plan 731204, Block 5, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 9 – 0

2017 December 14

MOTION:

Amend Administration's Recommendation, to align with Council recent decision to review the Secondary Suite process, by adding a Recommendation 3 to read:

“Direct Administration to forward the Report and proposed Bylaw for LOC2017-0300 to the 2018 March 12 Public Hearing of Council, and advertise accordingly.”

Moved by: R. Vanderputten

Carried: 9 – 0

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Applicant:

Bhagwant Singh

Landowner:

Bhagwant Singh

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential setting in the community of Rundle, the site is approximately 16.0 metres by 30.0 metres and 490.0 square metres in size. The subject site is developed with a one-storey single detached dwelling with a double detached garage with access from the rear lane for the purpose of on-site parking. Adjacent properties surrounding the subject site are all designated Residential – Contextual One Dwelling (R-C1) District.

According to data from The City of Calgary 2017 Census, the following table identifies Rundle's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Rundle	
Peak Population Year	1998
Peak Population	11,958
2017 Current Population	11,558
Difference in Population (Number)	-400
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

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

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Rundlehorn Drive NE and the rear lane. The area is served by Calgary Transit bus service (Routes 34 and 48) with bus stop locations within approximately 90 and 100 metres walking distance on either side of the subject site. Primary transit routes are running north-south along both 52 Street NE and 36 Street NE with the Rundle LRT-Station within a 20 minute walking distance (1.7 kilometres) from the subject site.

On-street parking adjacent to the site is unregulated.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a reply from the Rundle Community Association with no objection to the application. (APPENDIX II)

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

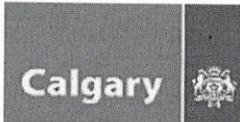
- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
 - I wish to invest in my house to increase my income to pay down my mortgage.
 - It will enable my extended family and elderly parents to live nearby.
 - It is most probably increase the value of my property.
 - It will be a safe secondary suite that will meet all the requirements under Alberta Safety Code Act.
 - It will help in maximising use of existing infrastructure in the neighbourhood.
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?
 - Discussed with neighbours our intention to change the zoning from R-C1 to R-C1S and to develop a safe living suite authorized by the city of Calgary and they did not seem to have a problem with it.
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
 - A double detached garage provides sufficient parking for both suites
- 4) Are there any potential negative impacts of this development that you are aware of?
 - None, that I am aware of.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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APPENDIX II



REQUEST FOR COMMENT ON APPLICATION LOC2017-0300

October 18, 2017

A new LU / OP / Closure (LOC) application has been proposed at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the review process.

LU / OP / Closure (LOC) Application Details

File Number: LOC2017-0300

File Manager: GIYAN BRENKMAN

Phone: (403) 268-2678

eMail: giyan.brenkman@calgary.ca

Address: 4908 RUNDLEHORN DR NE

731204;5;16

Community: RUNDLE

Ward: 10

Map Section: 27E

Application Description: Land Use Amendment

Proposed Use: R-C1s

Existing Use: R-C1

Thank you for taking the time to respond. Your input is greatly appreciated

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

Name:

Andrew Glass

Date:

oct 27/2017

Organization:

Rundle Community

Comments Are Due By:

November 10, 2017

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APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

