

**LAND USE AMENDMENT
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE
BYLAW 78D2018**

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 as an additional use. The site contains an existing one-storey single detached dwelling with a double detached garage and parking pad at the back with vehicular access from the rear lane. 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)

2018 January 11

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 78D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 91 Rundleson Way NE (Plan 7611294, Block 26, Lot 12) 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 78D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. 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.

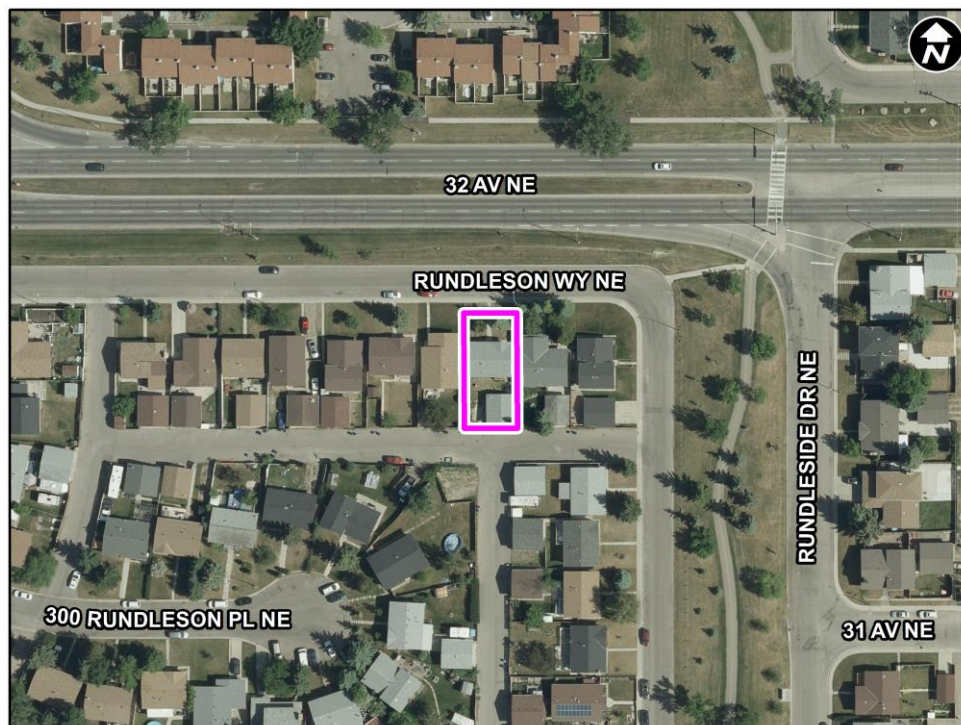
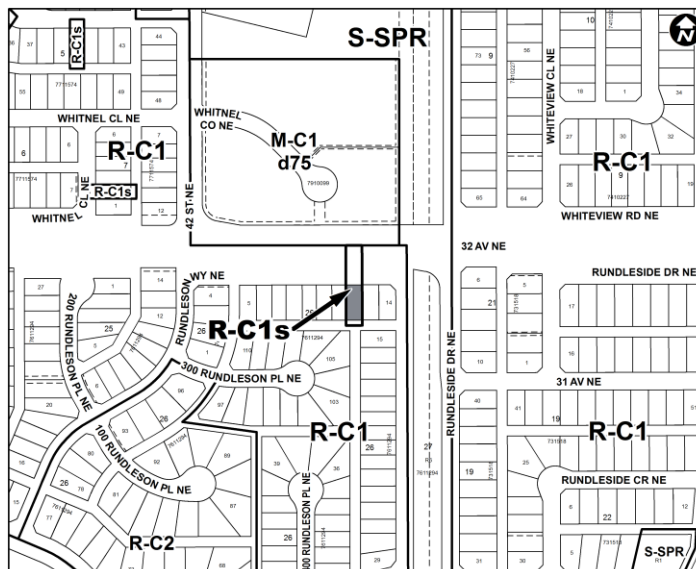
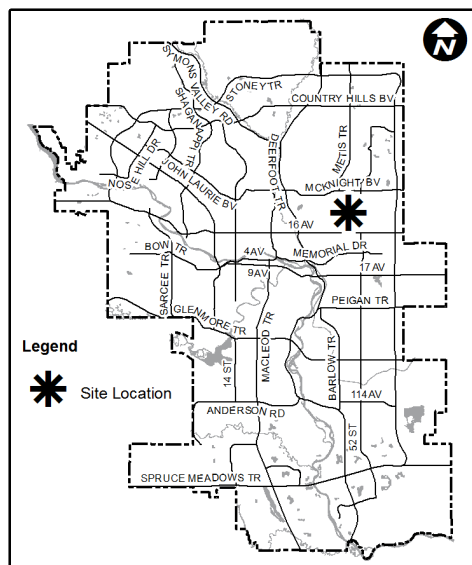
ATTACHMENT

1. Proposed Bylaw 78D2018

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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 (0.11 acres \pm) located at 91 Rundleson Way NE (Plan 7611294, Block 26, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 8 – 0

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Applicant:

Landowner:

1742705 Alberta Ltd (Bhagwant Singh) 1742705 Alberta Ltd (Bhagwant Singh)

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Rundle, the site is approximately 14.0 metres by 30.5 metres and 427.3 square metres in size and is developed with a one-storey single detached dwelling, and a detached two-car garage that is accessed from the rear lane. There is also a parking pad adjacent to the double garage. Surrounding development consists of low-density residential to the east, south, and west of the site. To the north of the site, across 32 Avenue NE is a multi-residential complex and a school site which has pathway connections in close proximity to the subject parcel.

According to data from The City of Calgary 2017 Civic 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 access to the site is available from Rundleson Way NE and vehicular access from the rear lane to the double garage and parking pad. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on 26 Avenue NE. The Whitehorn LRT Station is within 1.4 kilometre walking distance. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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.

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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 did not receive a response from the Rundle Community Association.

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

PL 1284 (R2017-09)

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?

Put investment in house to boost my income.
Will enable my extended family to live nearby.
Likely to increase the value of the property.
Will be a safe secondary suite that will meet all requirements under Alberta Safety Code Act.
Will help in maximizing 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?

Neighbours were met and informed about our intention to change zoning of our property from R-C1 to R-C1s and our intention to renovate basement suite to have it passed by city authorities as a safe living suite. 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 a safe parking for 2 vehicles. Apart from this, parking of 2 vehicles is available at a cemented floor inside backyard close to garage.

- 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

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.

