

**LAND USE AMENDMENT
TARADALE (WARD 5)
NORTEAST CORNER OF TARALEA GREEN NE
BYLAW 96D2018**

MAP 11NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. 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 25

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 96D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 121 Taralea Green NE (Plan 0213602, Block 3, Lot 30) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 96D2018.

REASONS FOR RECOMMENDATION:

The proposed R-1s 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 Saddle Ridge Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

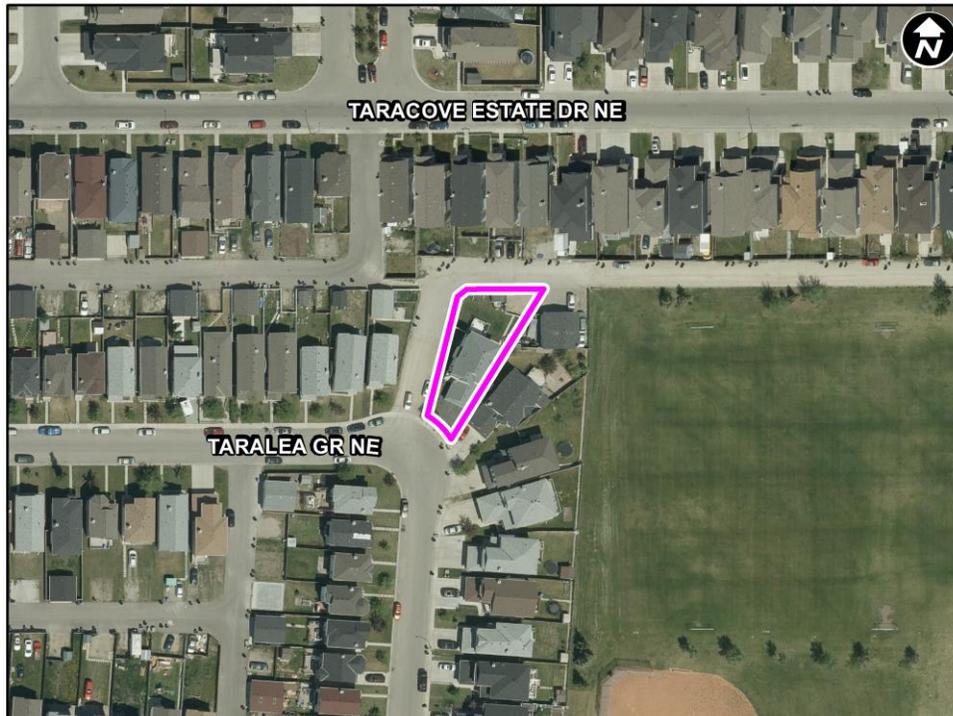
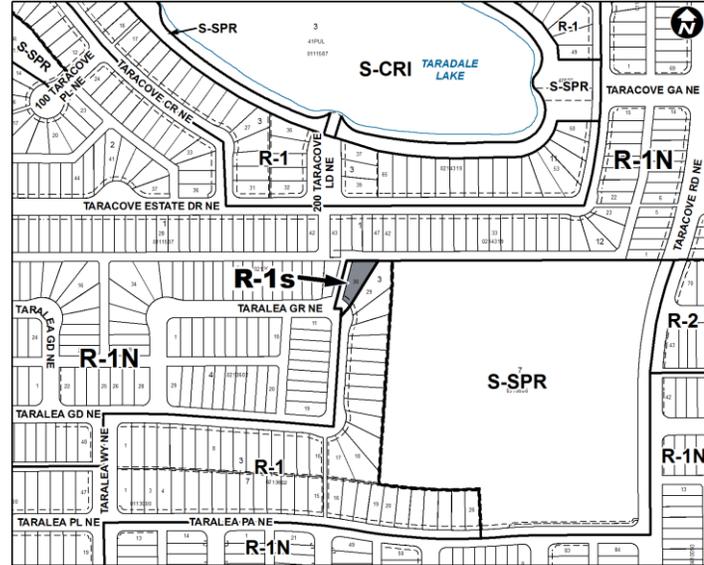
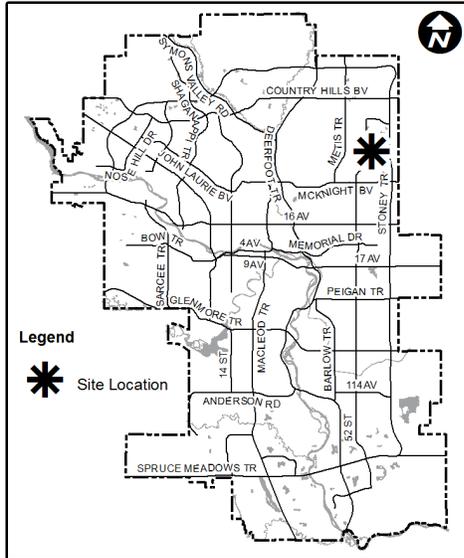
ATTACHMENT

1. Proposed Bylaw 96D2018

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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 0.06 hectares ± (0.14 acres ±) located at 121 Taralea Green NE (Plan 0213602, Block 3, Lot 30) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

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Applicant:

Amarjit Tambar

Landowner:

Amandeep Tambar
Amarjit Tambar

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Taradale, the site is approximately 14 metres by 39 metres in size and is developed with a two-storey single detached dwelling with a two-car attached garage that is accessed from Taralea Green NE, and a two-car parking pad that is accessed from the rear lane. Surrounding development consists of low-density residential R-1 and R-1N development to the north, south, and west of the site. An elementary school site is situated in close proximity to the east of the subject site.

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

Taradale	
Peak Population Year	2015
Peak Population	19,223
2017 Current Population	18,925
Difference in Population (Number)	-298
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The proposed R-1s 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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Saddle Ridge Area Structure Plan (1984)

The subject property is located within Cell B of the Saddle Ridge ASP and is identified as Residential land use on Map 6: Land Use Plan. The ASP makes no mention of secondary suites but state that residential areas are intended for residential and associated land uses.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Taralea Green NE and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 300 metres walking distance of the site on Taracove Road NE. 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.

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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 Taradale 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
(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?
 - Invest in home to increase income so as to pay down mortgage.
 - Will enable my extended family to live near by.
 - Likely to increase the value of the property.
 - Will be a safe secondary suite that will meet all requirements under Alberta safety code Act.
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?
 - Have met the neighbours and informed about our intention to change zoning of our property from R1 to R1S, 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 any objection to it.
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
 - AN ATTACHED Double garage provides 2 parkings for 2 vehicles 2 more on the driveway, 2 Rear gravel parking, AND being corner lot there are more parking spaces.
- 4) Are there any potential negative impacts of this development that you are aware of?
 - NONE, That we are 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.

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 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.

