

LAND USE AMENDMENT  
ROCKY RIDGE (WARD 1)  
NORTHWEST OF STONEY TRAIL NW AND CROWCHILD  
TRAIL NW  
BYLAW 285D2016

MAP 20NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Rocky Ridge from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is an existing single detached dwelling on the property. This property has a complaint on file, however, no inspection had taken place at the time of writing this report. Therefore, it is unknown if a suite exists on the site.

**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)**

2016 September 22

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 285D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 191 Rocky Ridge Drive NW (Plan 9712624, Block 4, Lot 140) 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 285D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the requirements of Land Use Bylaw 1P2007. The parcel can provide the required parking on-site and is close to public transit.

**ATTACHMENT**

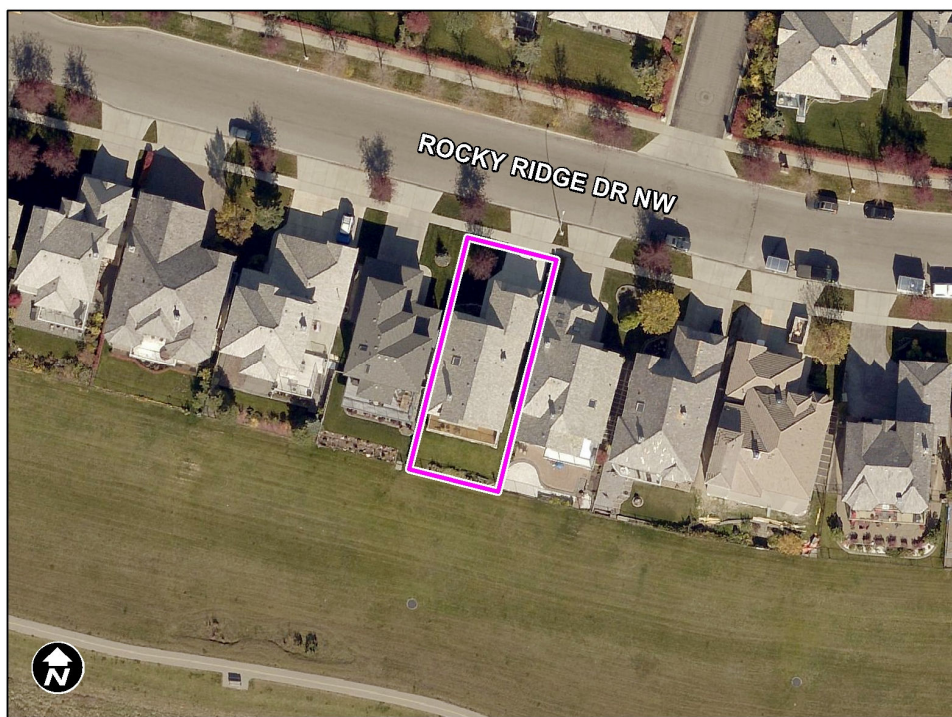
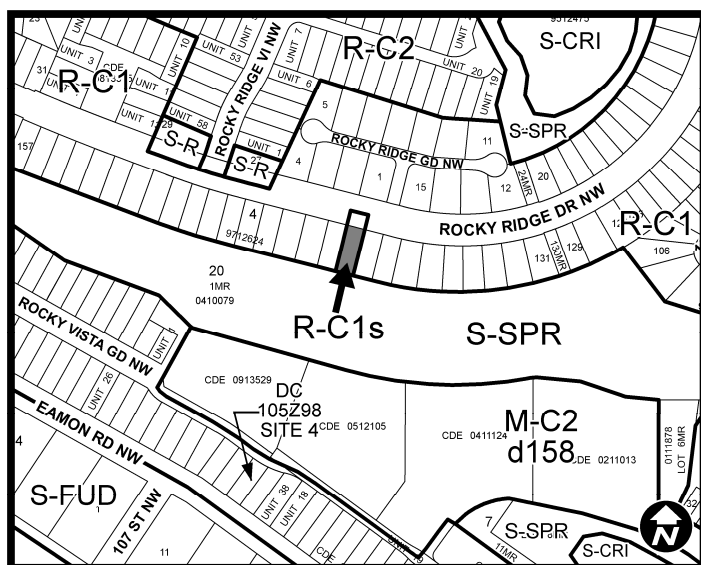
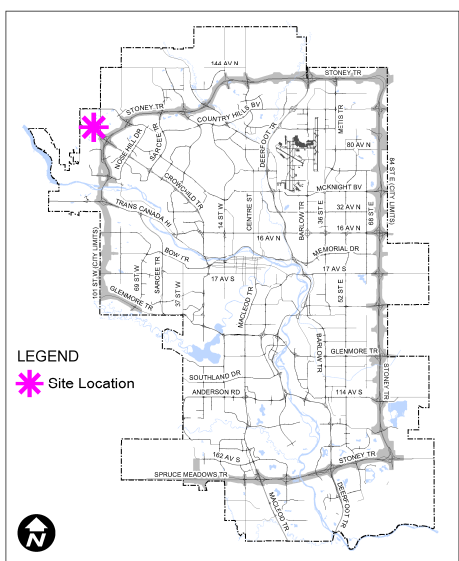
1. Proposed Bylaw 285D2016
2. Public Submission

S. Jones

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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  $\pm$  (0.12 acres  $\pm$ ) located at 191 Rocky Ridge Drive NW (Plan 9712624, Block 4, Lot 140) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**  
Absent: G. Morrow

**Carried: 5 – 1**  
Opposed: M. Foht

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**Applicant:**

Xin Min Zhao

**Landowner:**

Xin Min Zhao  
Fu Lang

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Rocky Ridge. The site is developed with a single detached dwelling with attached two car garage that is accessed from Rocky Ridge Drive. There are also two surface stalls located on the driveway. The subject parcel has a parcel width of approximately 13 metres and a depth of 35 metres.

The applicant previously applied for a land use amendment to R-C1s (LOC2014-0186) for the subject property, which was turned down by Council in 2015. Subsequent to the submission of this land use application a complaint was received on the property for illegal dwelling units. The complaint was still pending resolution as of the submission of this report.

Rocky Ridge	
Peak Population Year	2016
Peak Population	8,268
2016 Current Population	8,268
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the permit process.

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**LEGISLATION & POLICY**

Municipal Development Plan (Statutory / Approved by Council – 2009)

The parcel is located within the Residential Development – Established Area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: Developed Residential Areas, Neighbourhood Infill & Redevelopment and Housing Diversity & Choice policies.

Rocky Ridge Area Structure Plan (Statutory / Approved by Council – 1992)

Although the Rocky Ridge Area Structure Plan (ASP) does not specifically reference secondary suites, the proposal is in keeping with the residential land use policies of the ASP which encourage a variety of housing type.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

Pedestrian access is available from Rocky Ridge Drive NW. Vehicle access to existing on-site parking is from Rocky Ridge Drive NW (two stalls located on the driveway and attached two car garage). Parking along the south side of Rocky Ridge Drive NW is by permit only. The area is well served by Calgary Transit with bus stops for several routes located within 500 metres of the subject parcel.

**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 secondary suite proposed. This aspect would be determined at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Rocky Ridge/Royal Oak Community Association was circulated regarding this application and did not provide comments.

**Citizen Comments**

There were five letters received from the surrounding neighbours. These were all opposed to the land use amendment application. The reasons for opposition can be summarized as:

- Traffic and parking issues;
- Potential to change the nature of the low density neighbourhood;
- Property size and building location issues; and
- Applicant already constructed a suite illegally.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## APPENDIX I

### APPLICANT'S SUBMISSION

The only purpose for this application is to change the Land Use Designation from R-C1 to R-C1s in order to **add a legal kitchen in the walk-out basement** of my property located at 191 Rocky Ridge DR NW, Calgary, AB, T3G 4M1. This zoning code change will have no exterior or attached or detached or landscaping construction involved.

This small change will make a big different for the Use of Land. It will be mutually beneficial to both the City of Calgary and the owner.

On the City of Calgary side, adding a secondary suite always helps the City to have more capacity for more people to live in and improve the dwelling conditions for its residents. Plus, this property is very close to the new Tuscany LRT station (about 1 KM in distance, 12-13 minutes by walking or 4 minutes by bus), this dwelling can be turned to a rental unit. Of course, this will increase the tax revenue and the property tax as well.

On the owner side, by adding the kitchen in our walk-out basement, our living space will be increased about 1000 square feet and the kitchen can be used as a summer kitchen for our whole family. The unit can be the dwelling space for my son or for our guests. We are willing to spend \$5000CDN more on this kitchen (We have developed two bedrooms and the recreation area last year, it costed more than \$30,000CDN already) to improve our living condition and add values on the property as well. If, in case, we rent this lower unit out, we'll increase our personal income.

In closing, I'd like to say, this land use re-designation will be a win-win decision both for City of Calgary and the property owner.

I hope to get your understanding, support and favour approval on this application. I am looking forward to hearing the good news from you!