

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE
BYLAW 112D2018

MAP 2NE

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 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 February 08

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 112D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 192 Castleglen Way NE (Plan 7911471, Block 11, Lot 59) 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 112D2018.

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, subject to a relaxation as described under the heading Land Use Districts below.

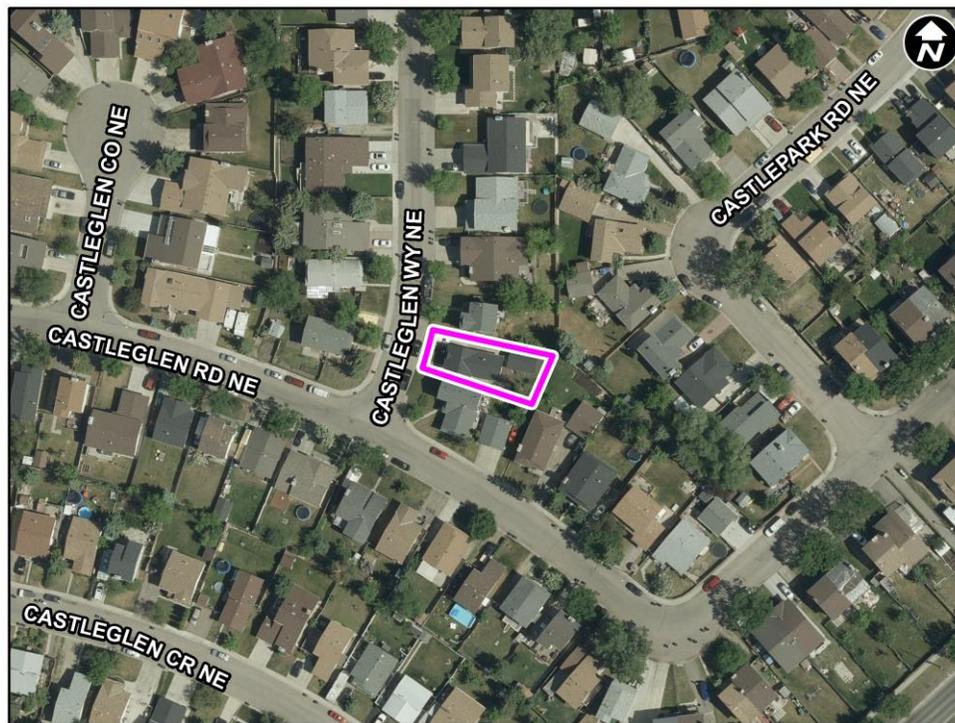
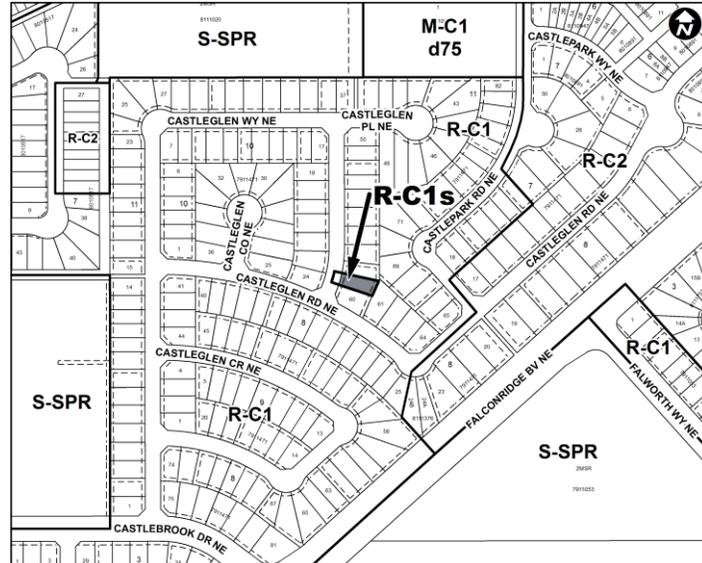
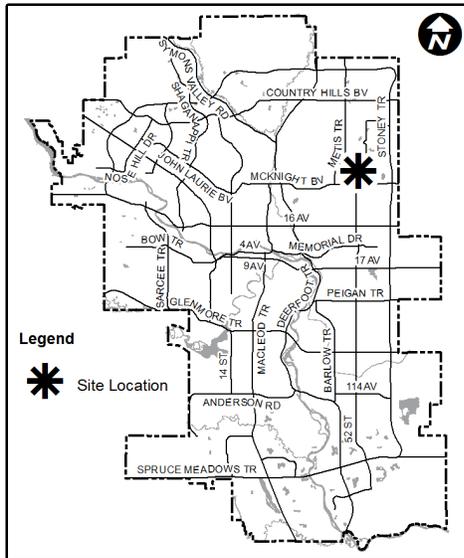
ATTACHMENT

1. Proposed Bylaw 112D2018

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LOCATION MAPS



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MAP 2NE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 192 Castleglen Way NE (Plan 7911471, Block 11, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Absent: E. Woolley and R. Vanderputten

Carried: 5 – 2

Opposed: D. Leighton and M. Foht

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Applicant:

Bhagwant Singh

Landowner:

1742705 Alberta Ltd (Bhagwant Singh)

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Castleridge, the site is approximately 12 metres by 32 metres in size and is developed with a one-storey single detached dwelling and a detached garage that is accessed from Castleglen Way NE. The garage can potentially accommodate two (2) cars in terms of its width (6.0 metres), but has a single car garage door allowing access for one vehicle only. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

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

CASTLERIDGE	
Peak Population Year	2015
Peak Population	6,475
2017 Current Population	6,181
Difference in Population (Number)	-294
Difference in Population (Percent)	-5%

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 and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules and a development permit application is required for the development of a Secondary Suite or a Backyard Suite.

Section 295 of Land Use Bylaw 1P2007 requires one (1) motor vehicle parking stall for a Secondary Suite or a Backyard Suite in addition to the one (1) parking stall for the main dwelling (Single Detached Dwelling). Section 122 of Bylaw 1P2007 stipulates that the two (2) parking stalls may not be provided in tandem.

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Since the required parking on the subject site can only be provided in tandem, a relaxation of either Section 295 or Section 122 of Bylaw 1P2007 will be required at the development permit stage.

Bylaw Requirement		Provided/Rule	Variance (±)	
Secondary Suite (motor vehicle parking)	295 (c)	0	-1	100%
OR				
Requirements for motor vehicle parking stalls	122 (14)	No tandem parking allowed	Tandem parking of two stalls allowed	
Either relax the one (1) parking stall for the secondary suite or relax the rule prohibiting tandem parking.				

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 Castleridge.

Airport Vicinity Protection Area (AVPA)

The parcel is located within the AVPA boundary; however, it is located outside of all Noise Exposure Forecast Contours. The applicant is responsible for ensuring uses are compatible with the Airport Vicinity Protection Area Regulation. All buildings constructed and renovated on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.

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BYLAW 112D2018

MAP 2NE

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Castleglen Way NE. There is no rear lane and on-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Falconridge Boulevard NE.

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.

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 Falconridge / Castleridge 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 house to boost my income to paydown my mortgage.
- Likely to increase the value of my property.
- With a safe secondary suite that will meet all the 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?

- Neighbors 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 parking pad in front of garage has a parking space for 3 vehicles and a detached garage also provides an additional parking for 2 vehicles.

4) Are there any potential negative impacts of this development that you are aware of?

- Not, 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.

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.

