

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE
BYLAW 115D2018

MAP 26E

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 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 115D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2516 – 56 Street NE (Plan 7510080, Block 23, Lot 4) 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 115D2018.

REASON(S) 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.

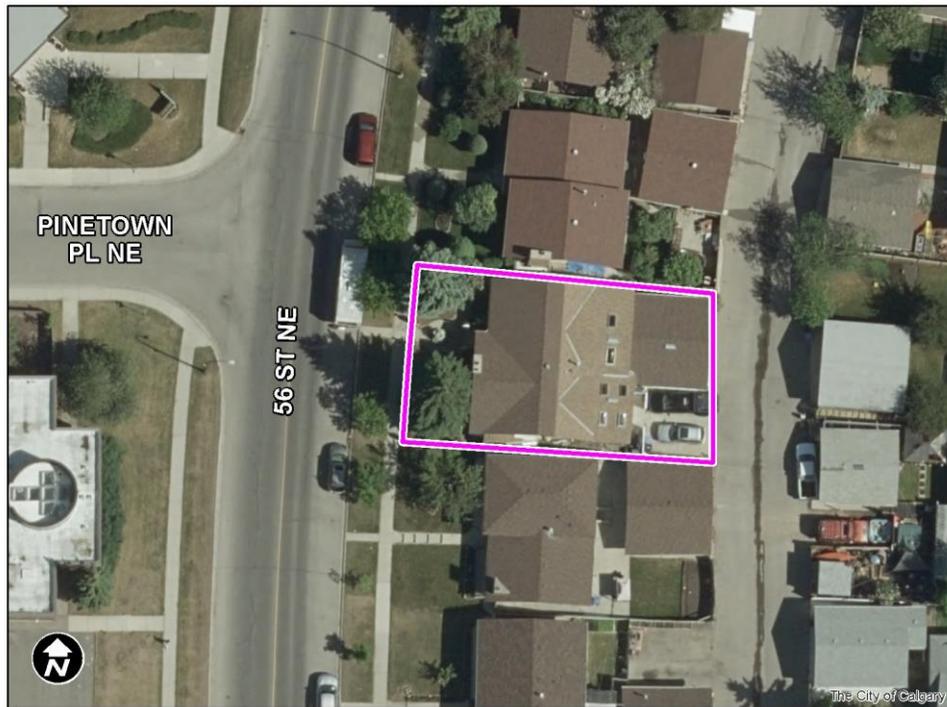
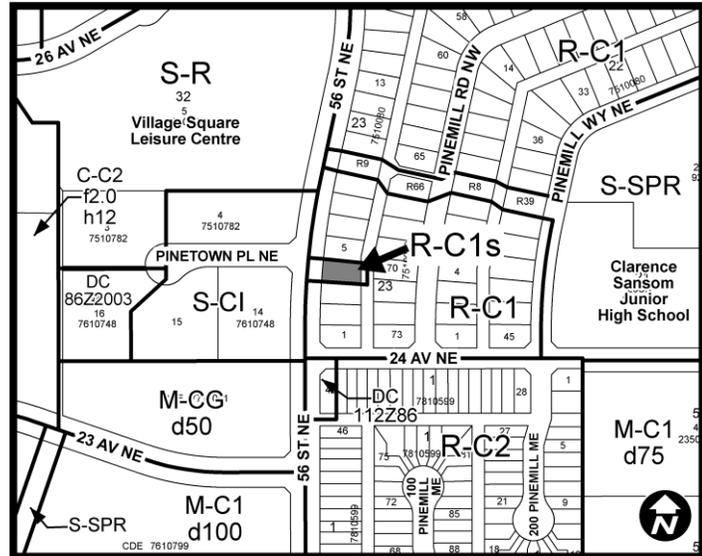
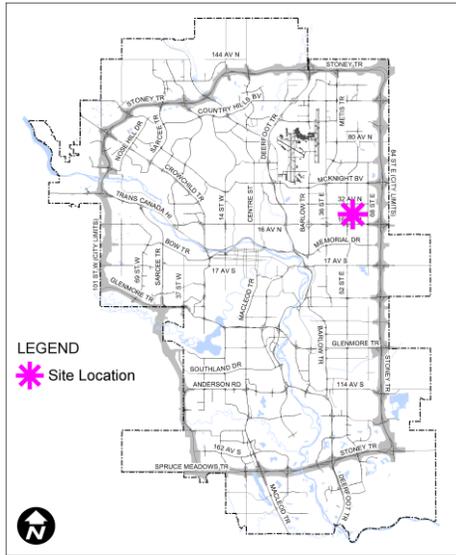
ATTACHMENT

1. Proposed Bylaw 115D2018

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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 2516 – 56 Street NE (Plan 7510080, Block 23, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Absent: E. Woolley and R. Vanderputten

Carried: 7 – 0

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Applicant:

Nawaz Damji

Landowner:

Ali Abdulmalik Dhalla
Alym Dhalla
Sultankhanu Ali Dhalla

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Pineridge, the site is approximately 17 metres by 28 metres in size and is developed with one-storey single detached dwelling, a two-car garage and a two-car parking pad both of which are accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, and south of the site. To the west of the site, across 56 Street NE, are two places of worship and the Village Square Leisure Centre.

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

Pineridge	
Peak Population Year	1991
Peak Population	10,501
2017 Current Population	9,741
Difference in Population (Number)	- 760
Difference in Population (Percent)	- 7%

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 Pineridge.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 56 Street NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on 28 Avenue NE. 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.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Pineridge Community Association (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

PL 1264 (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?

We are retirees that have lived in this house for over 32 years and we can no longer afford to live here unless we can rent the basement to help pay for property taxes, insurance, repairs and a tenant who can help us with snow removal and landscaping.

We want to age in place and not have to move after being here for so long. The house has had a suite in it since before we owned it, in fact we purchased it because we had the option for additional rental income. When we purchased it in 1985, it had a suite advertised in the listing and it's been there since the 70's according to the person we bought it from. All we would like to do is renovate it to code so it is safe for someone to live there increasing safe, affordable housing is good for the City, the community and ourselves. We are investing in the community.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

We've talked to our neighbours who we know very well, being that we've in the in house for over 3 decades and they have no issues as we've always had a suite in the property and so did the prior owners.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

We have a double garage plus 2 additional parking stalls at the rear of the property, accessible by the lane. In total, we have 4 parking stalls when only 2 are required under the bylaw but we want a tenant who will be with us long-term so we have the parking available.

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

None, instead of having an old 'illegal' suite, we would have a renovated, legal, safe suite.

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

ISC: Protected

M. Atkinson

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APPENDIX II

LETTERS SUBMITTED



REQUEST FOR COMMENT ON APPLICATION LOC2017-0354

November 28, 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: LOC2017-0354

File Manager: MATTHEW ATKINSON

Phone: (403) 268-5217

eMail: Matthew.Atkinson@calgary.ca

Address: 2516 56 ST NE

7510080;23;4

Community: PINERIDGE

Ward: 10

Map Section: 26E

Application Description: Land Use Amendment from R-C1 to R-C1s (Secondary suite)

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: MARJORIE ROY

Date: 08. Jan. 2018

Organization: PINERIDGE Com. Assoc. **Comments Are Due By:** December 21, 2017

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 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.

