

LAND USE AMENDMENT  
ROYAL OAK (WARD 1)  
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW  
BYLAW 105D2018

MAP 16NW

**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 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 105D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 233 Royal Terrace NW (Plan 0212328, Block 8, Lot 67) 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 105D2018.

**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 the Rocky Ridge Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

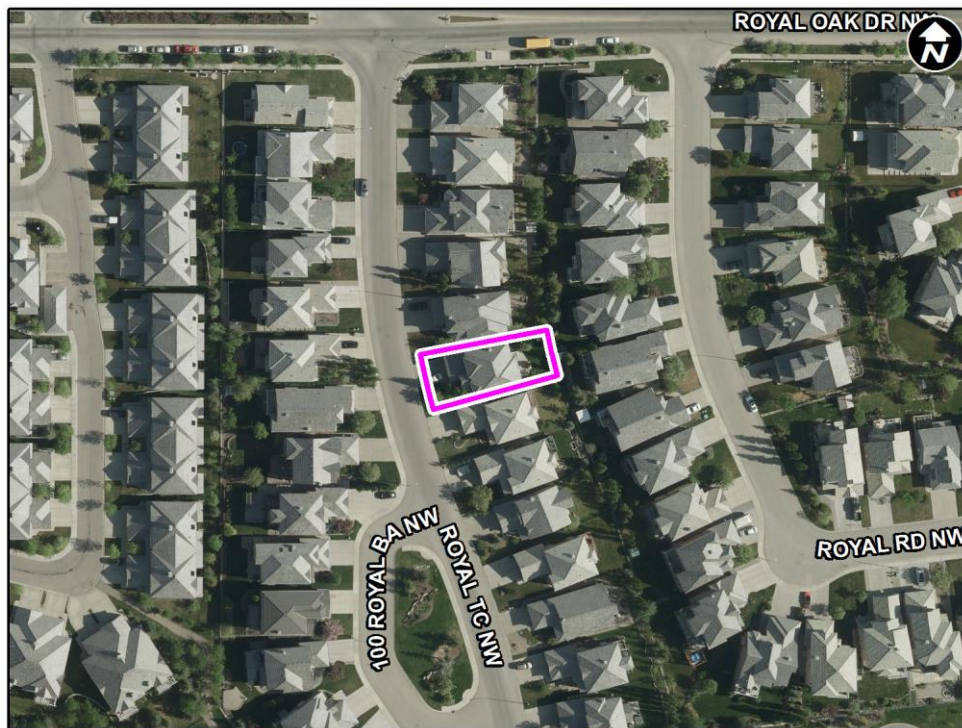
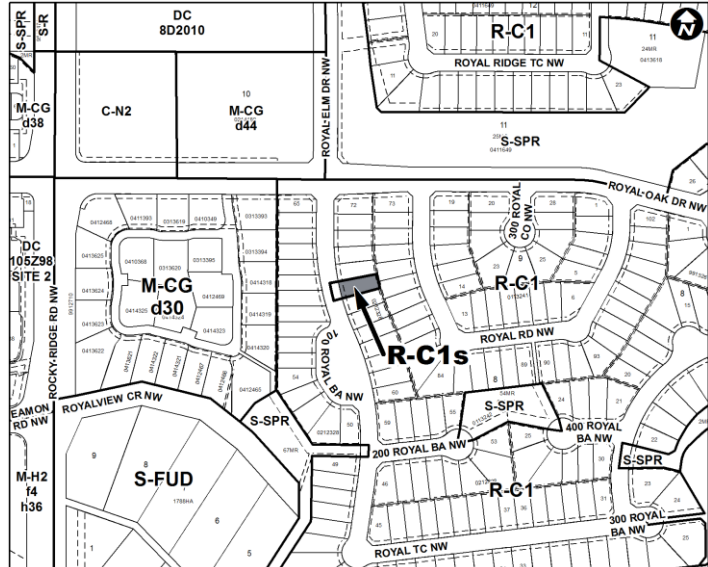
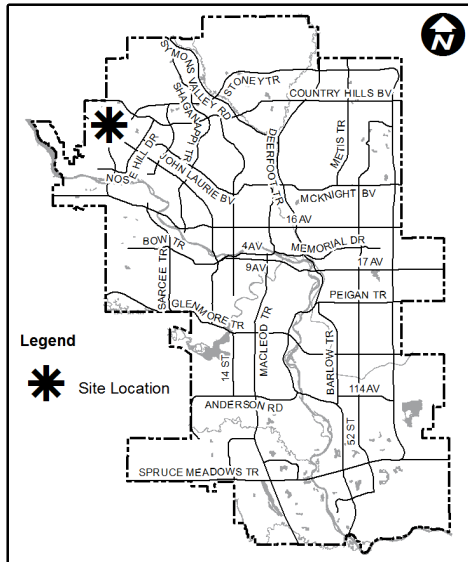
**ATTACHMENT**

1. Proposed Bylaw 105D2018
2. Public Submissions

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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 233 Royal Terrace NW (Plan 0212328, Block 8, Lot 67) 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:**

Guang Jun Wei

**Landowner:**

Guang Jun Wei  
Jia Li Li

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Royal Oak, the site is approximately 15 metres by 34 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from 233 Royal Terrace NW. Single detached dwellings exist to the north, east, south, and west of the site.

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

<b>Royal Oak</b>	
Peak Population Year	2015
Peak Population	11,749
2017 Current Population	11,682
Difference in Population (Number)	-67
Difference in Population (Percent)	-1%

**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; 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).

### Rocky Ridge Area Structure Plan

The subject lands are located within the Rocky Ridge Area Structure Plan. Although the Rocky Ridge Area Structure Plan does not make direct reference to secondary suites, it does encourage a variety of residential unit types. The application complies with this policy direction.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Royal Terrace NW. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site on Royal Oak Drive NW. 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 received a letter of no objection to the application from the Rocky Ridge Royal Oak Community Association (APPENDIX II).

### Citizen Comments

Administration received five (5) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Concerns with increasing density in the area.
- Concerns the suite will create traffic and parking issues.
- Concerns with the potential activities and impacts of the renters of the suite.
- Precedence may be established for additional secondary suites in the area.
- Decreased property value of neighbouring properties.
- Negative experiences with a secondary suite located on the same street.

### Public Meetings

No public meetings were held by the Applicant or Administration.

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?
  - A. It's convenient and comfortable for my family and can relieve a bit burden of my housing expenditures.
  - B. It can increase vitality of the surrounding community.
  - C. It is more environmental protection and can relieve the shortage of housing in Calgary.
  
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

I have contacted with the Community Association about my Secondary Suite application.  
I have not received any response.
  
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

My house has four cars parking spaces. The primary dwelling and the secondary suite will divide this parking area.
  
- 4) Are there any potential negative impacts of this development that you are aware of?

No. I have not found any potential negative impacts of this development so far.

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**APPENDIX II**

**LETTERS SUBMITTED**

November 15, 2017

The Community Association has no comment.

**Dave Spencer**

*Director of Planning & Development  
Rocky Ridge Royal Oak Community Association*



### 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 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.

