

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 STREET SW AND OAKSIDE CIRCLE SW
BYLAW 117D2018

MAP 19S

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 with a front attached two-vehicle garage. 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 117D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 9203 – 29 Street SW (Plan 7710661, Block 19, Lot 54) 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 117D2018.

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.

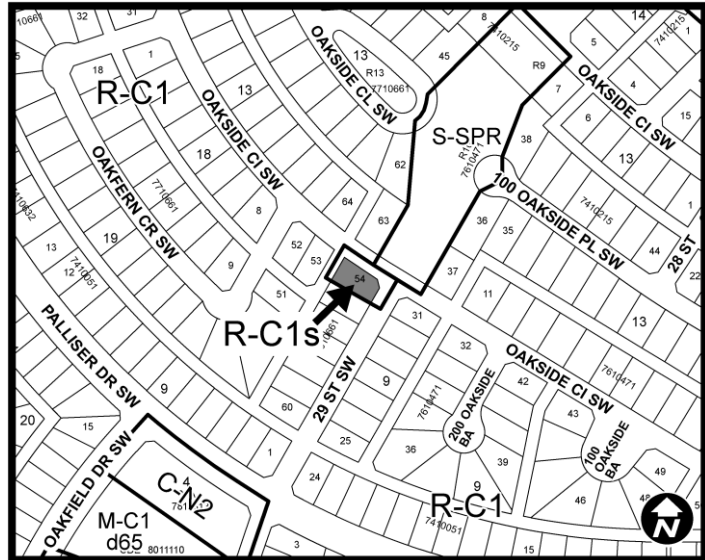
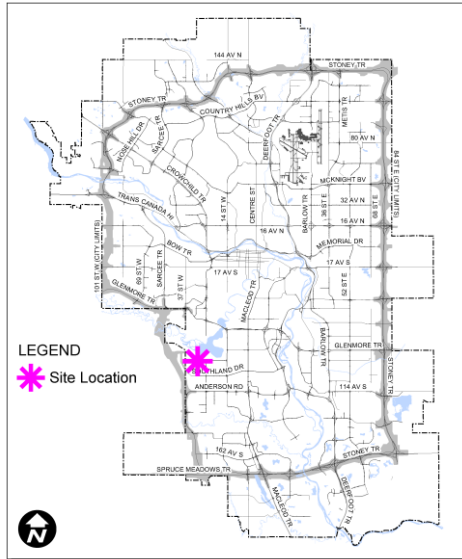
ATTACHMENTS

1. Proposed Bylaw 117D2018
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 0.06 hectares ± (0.15 acres ±) located at 9203 – 29 Street SW (Plan 7710661, Block 19, Lot 54) 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:

Calgary Aging in Place Co-operative

Landowner:

Barry Wilson Pendergast
Jennifer Georgina Pendergast

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Oakridge, the site is approximately 18 metres by 33 metres in size and is developed with a two-storey single detached dwelling, an attached two-car garage that is accessed from Oakside Close SW. Low-density residential 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 Oakridge's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Oakridge	
Peak Population Year	1986
Peak Population	7,230
2017 Current Population	5,667
Difference in Population (Number)	-1,563
Difference in Population (Percent)	-21.6%

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 Oakridge.

TRANSPORTATION NETWORKS

Pedestrian to the site is available from 29 Street SW and Oakside Circle SW while vehicular access is provided from Oakside Circle SW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop located 200 metres from the site and within approximately 1.50 kilometres walking distance of the site to a nearest primary transit network on 24 Street SW. 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 did not receive a response from the Oakridge Community Association.

Citizen Comments

Administration received 10 letters and one petition with 28 signatures in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Concerns about increased traffic in the area impacting children walking to school and nearby playground;
- Perceived lack of parking;
- Rental property would increase traffic and introduce more temporary/transient population. It could create a potential safety problems and effect house values; and
- Allowing Secondary Suites in area consisting of single family dwellings will increase the burden on infrastructure and utilities.

Administration reviewed the opposition comments and considers the proposed redesignation is appropriate for the following reasons:

- The proposal conforms to relevant policies of the Municipal Development Plan.
- Compatibility and impact of the potential development (Secondary Suite or Backyard Suite) with respect to adjacent development and the neighborhood will be reviewed at the development permit stage.
- All Secondary Suites and Backyard Suites development require a building permit to ensure compliance with the Alberta Building Code.
- The City's Development Engineering group assessed the proposed R-C1s redesignation and concluded that existing water, sanitary and sewer services can accommodate the addition of a Secondary Suite without the need for off-site improvements.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



0339
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?
 1. This is an initiative on the part of Calgary Aging In Place Cooperative to assist senior citizens to remain in a home and community they enjoy and continue to contribute to
 2. The additional suite will provide a modest density increase using existing infrastructure and services, adding community diversity, help a senior couple remain in a house by providing long term flexibility & providing a potential source of additional income or providing accommodation for a caregiver or family member when needed.
 3. It is hoped this will encourage other seniors in the community to undertake a similar approach.
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

No contact has been made yet but will be undertaken in the coming week once a file number had been obtained. A notification to the Ward Councillor will also be made.
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

An existing double car garage on the North Elevation provides parking for the existing dwelling. An additional space will be provide on the East side of the lot from the lane.
- 4) Are there any potential negative impacts of this development that you are aware of?

There are none. The lot is on a corner and faces a park to the North. Plenty of street parking is therefore available.

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 simply 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.

