

**LAND USE AMENDMENT
FALCONRIDGE (WARD 5)
MIDBLOCK ON THE SOUTH SIDE OF FALMERE ROAD NE
BYLAW 63D2018**

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 on the same parcel as a single detached dwelling. The site contains an existing one-storey single detached dwelling with a detached single garage. 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)

2017 December 14

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 63D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 363 Falmere Road NE (Plan 8310081, Block 12, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 63D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community of Falconridge. The proposal conforms to the 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.

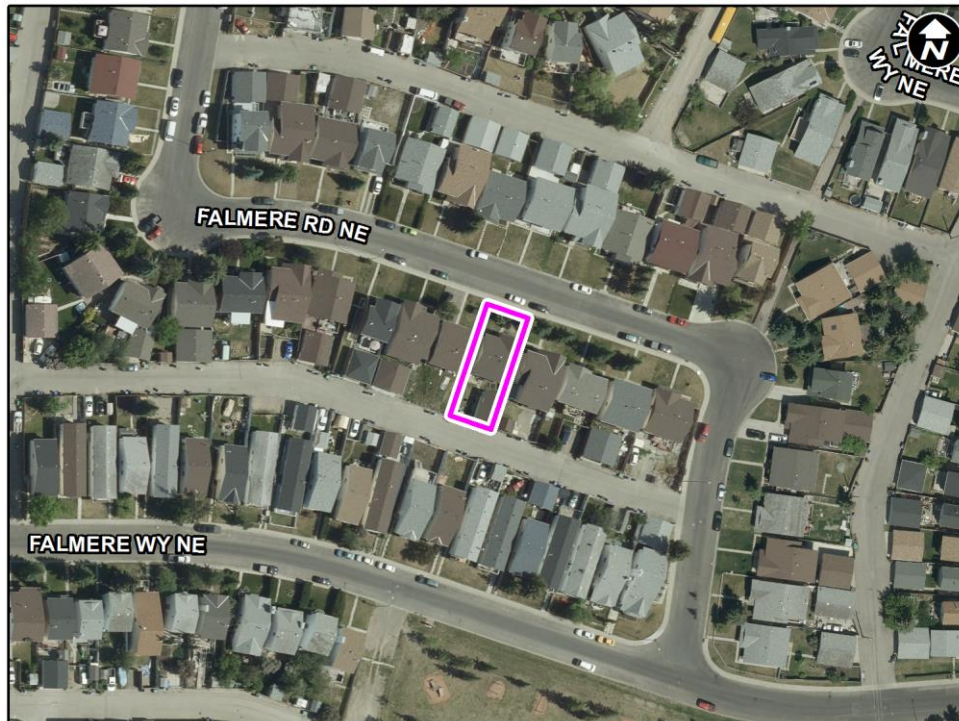
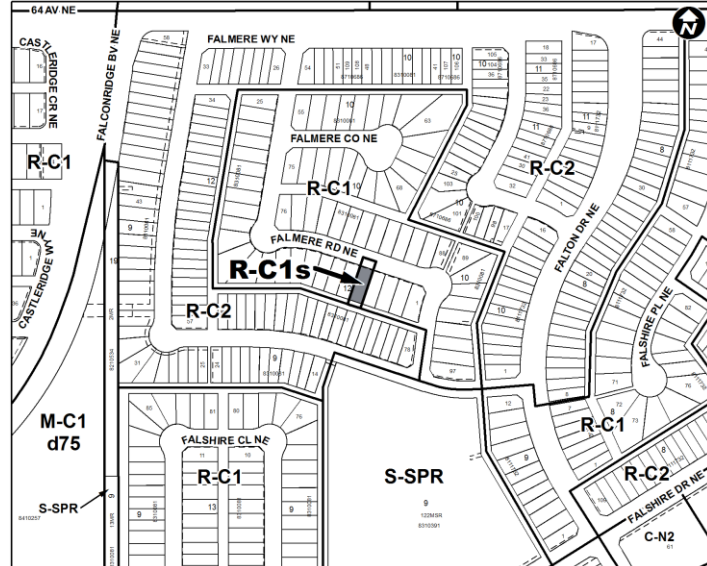
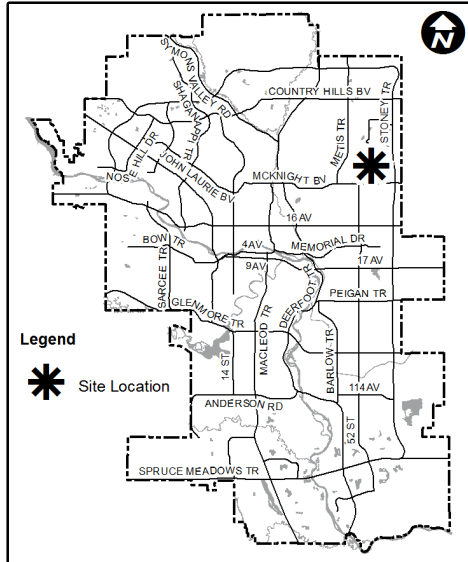
ATTACHMENT

1. Proposed Bylaw 63D2018

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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 0.04 hectares ± (0.09 acres ±) located at 363 Falmere Road NE (Plan 8310081, Block 12, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 2

Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application for the following reasons:
 - Variance on the parking requirement is unwarranted. Providing no parking for the secondary suite, especially when the nearest bus stop is over 0.33 kilometre away is not right.
 - To add to the potential parking issues is the variance of the lot width. While minor it is unwarranted on this application.

2017 December 14

MOTION:

Amend Administration's Recommendation, to align with Council recent decision to review the Secondary Suite process, by adding a Recommendation 3 to read:

“Direct Administration to forward the Report and proposed Bylaw for LOC2017-0307 to the 2018 March 12 Public Hearing of Council, and advertise accordingly.”

Moved by: R. Vanderputten

Carried: 9 – 0

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Applicant:

Devendra Bhandari

Landowner:

Devendra Bhandari

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential setting in the community of Falconridge, the site is approximately 11.5 metres wide by 30.0 metres deep and 356.5 square metres in size. The site is developed with a one-storey single detached dwelling and a single detached garage with access from the rear lane.

The subject site is surrounded by properties zoned R-C1 along Falmere Road NE and further to the north of the subject site. Directly to the south, across the rear lane from the subject site, the land use district is R-C2 with the Grant MacEwan Elementary School across Falmere Way NE further to the south.

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

Falconridge	
Peak Population Year	2015
Peak Population	11,088
2017 Current Population	10,352
Difference in Population (Number)	-736
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 will be required for the subject site to review the potential relaxation of the site width, but also to review the on-site parking provision for both the main dwelling and the secondary suite.

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Bylaw Requirement		Provided	Variance (±)	
Section 390 - Parcel Width	Minimum 12.0 metres	Approximately 11.5 metres	-0.5 metres	4.2%
Section 295 – Parking for Secondary Suite	Minimum 1.0 parking stall	Zero (0.0) parking stalls	-1.0 stalls	50.0%

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 Falconridge.

TRANSPORTATION NETWORKS

Access to the site is available from Falmere Road NE with vehicular access, for the purpose of on-site parking, from the rear lane. On-site parking is provided in a single detached garage for the main dwelling with access from the rear lane. There is sufficient space on the subject site to provide one additional parking stall in the form of an on-site parking pad adjacent to the garage. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit with a standard bus stop (Route 21 and 55) on Falshire Drive NE, approximately 340 metres or a 4 to 5 minute walking distance from the subject site. The nearest Primary Transit route runs along Falconridge Boulevard NE, approximately 500.0 metres to the west of the subject site. The Westwinds LRT station is approximately 2.6 kilometres further to the west of the subject site.

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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 received a response from the Falconridge Community Association stating that they have no comment or objection to this application. (APPENDIX II)

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

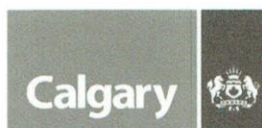
No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(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?

After the redesignation I will be able to apply for secondary suite development. Once the secondary suite is developed it will be a source of income by renting out. The surrounding community will have more people to interact with. City of Calgary will be benefitted by having accomodating more people in already developed area which will save cost of developing infrastructure in new residential area.

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

Neighbouring land owners and Community Association are very positive about redesignation for secondary suite.

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

There is an existing single garage which meets the parking requirement for the main dwelling. There is open space beside the existing garage for the parking requirement of secondary suite.

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

There are no any potential negative impact of this development.

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.

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APPENDIX II

LETTERS SUBMITTED

Brenkman, Giyan B.

From: FCCA Manager <fccamgr@telus.net>
Sent: Friday, November 10, 2017 3:20 PM
To: CPAG Circ
Subject: [EXT] Attached package
Attachments: LOC2017-0307 - Circulation Package.pdf

I have no comment or objection to attached development.

Lee Pederson
General Manager
Falconridge/Castleridge Community Association
95 Falshire Drive NE
Calgary, AB T3J 1P7
403-280-4422

G. Brenkman

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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.

