

**LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE WEST OF COUGAR RIDGE MANOR SW
BYLAW 283D2017**

MAP 28W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential - One Dwelling (R-C1) District to a Residential - One Dwelling (R-1s) 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)

2017 July 13

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 283D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 182 Cougar Ridge Close SW (Plan 1210568, Block 6, Lot 3) from Residential – One Dwelling (R-1) District **to** Residential One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 283D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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 Canada Olympic Park and Adjacent Lands Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

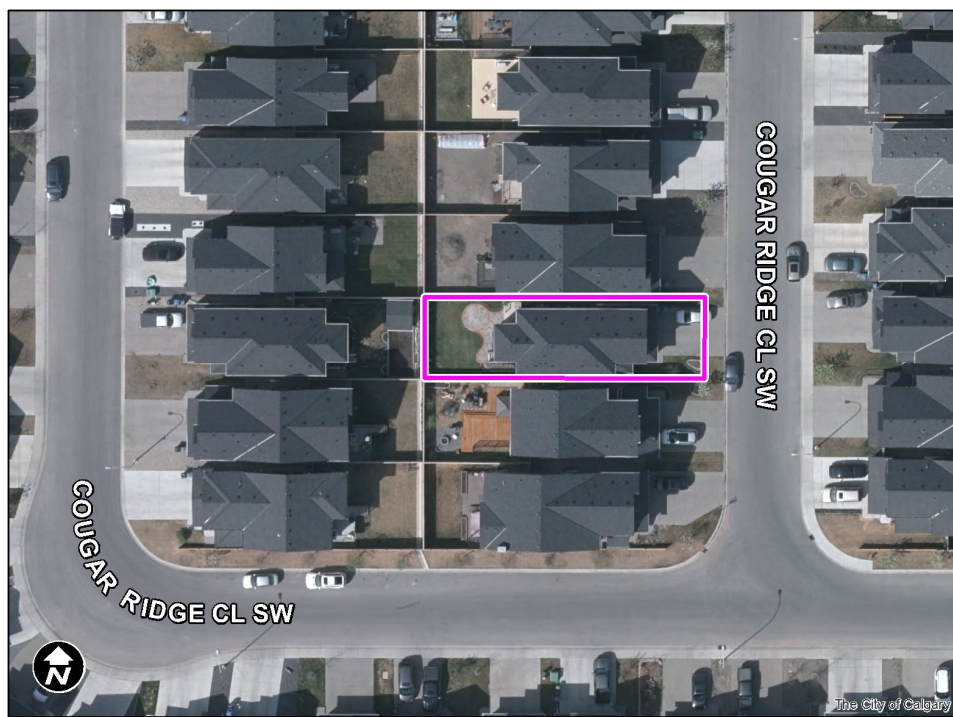
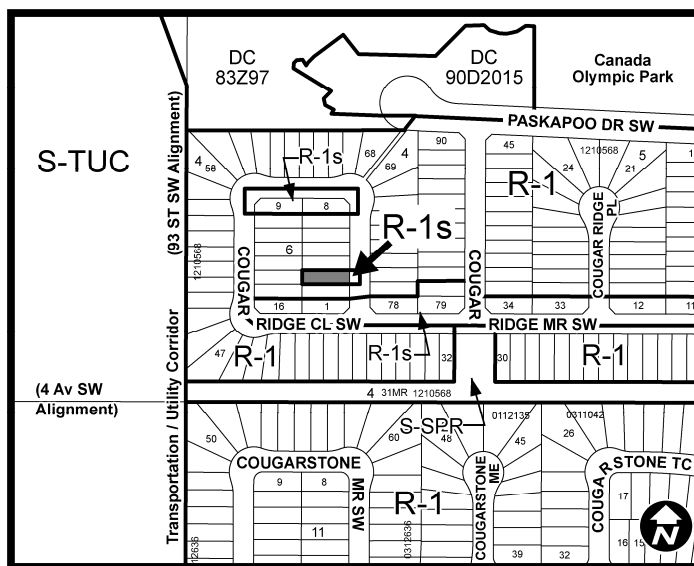
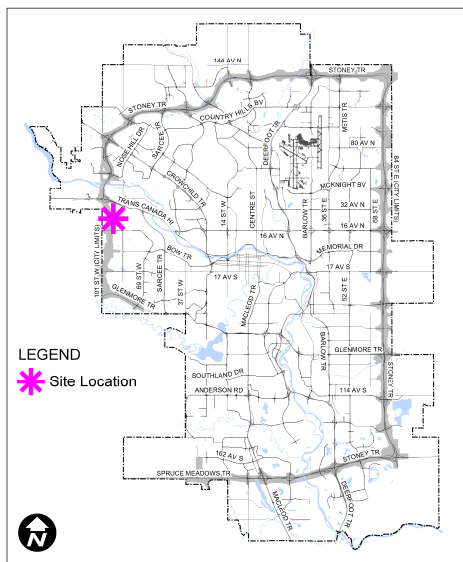
ATTACHMENT

1. Proposed Bylaw 283D2017

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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 \pm (0.09 acres \pm) located at 182 Cougar Ridge Close SW (Plan 1210568, Block 6, Lot 3) from Residential – One Dwelling (R-1) District **to** Residential One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 4 – 2

Opposed: M. Foht and S. Keating

Reasons for Opposition from Mr. Foht:

- I did not support this application because the lot does not have the benefit of a rear lane. It is also very narrow (10 metres). Both these situations will lessen the parking options for residents of the property. That combined with the nearest bus stop is 700 metres away will increase the likelihood of a parking issue.

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Applicant:

Gregorio Ureta Aguilar

Landowner:

Gregorio Ureta Aguilar
Mariel C Farias Trigo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Cougar Ridge, the site is approximately 10 metres by 35 metres in size and is developed with a two-storey single detached dwelling, an attached two-car garage and a two-car parking pad that are accessed from Cougar Ridge Close SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary's Civic Census, the following table identifies Cougar Ridge's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations if any.

Cougar Ridge	
Peak Population Year	2016
Peak Population	7,015
2016 Current Population	7,015
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s 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).

Canada Olympic Park and Adjacent Lands (2005)

The site is located within a “Residential Area” as identified on the Land Use Concept Map (Map 2) in the *Canada Olympic Park and Adjacent Lands Area Redevelopment Plan* (ARP). The land use proposal is consistent with Residential Composition policies (subsection 5.4.2) and Residential Density policies (subsection 8.1.2.1.a).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Cougar Ridge Close SW, however there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 700 metre walking distance of the site on Cougar Ridge Drive SW. On-street parking adjacent to the site is unregulated

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 West Springs Cougar Ridge 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

I am writing this letter as part of my application for Land Use Re-Designation (Secondary Suite) application. In the lines below I will present the reason why I am applying and seeking approval.

The reason is to have the ability to provide my brother and his wife with a place where they can live independently while savings for their education and their first-home's down payment.

In 2015, my brother Jose immigrated to Canada and decided to settle in Calgary; since then he is living with us in our home at 182 Cougar Ridge Close SW, Calgary. In 2016 he went to Peru and married his university sweetheart Yuliz. Soon after coming back, my brother initiated the application to sponsor his wife and bring her to Canada. Citizenship and Immigration Canada Agency reviewed his case and has taken a decision already. My brother is expecting to receive any time a letter from the Agency with instructions on how to proceed further. In the meantime, we are working on getting all the necessary approvals so that I can provide my brother and wife with a suitable place where they can live and call home.

I greatly appreciate your time and I hope you find my request reasonable.

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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.

