

**LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE SW
BYLAW 345D2017**

MAP 28W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) 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. The site is located in an area covered by an Intermunicipal Development Plan with Rocky View County.

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 September 21

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 345D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 177 Cougar Ridge Close SW (Plan 1210568, Block 4, Lot 75) 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 345D2017.

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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

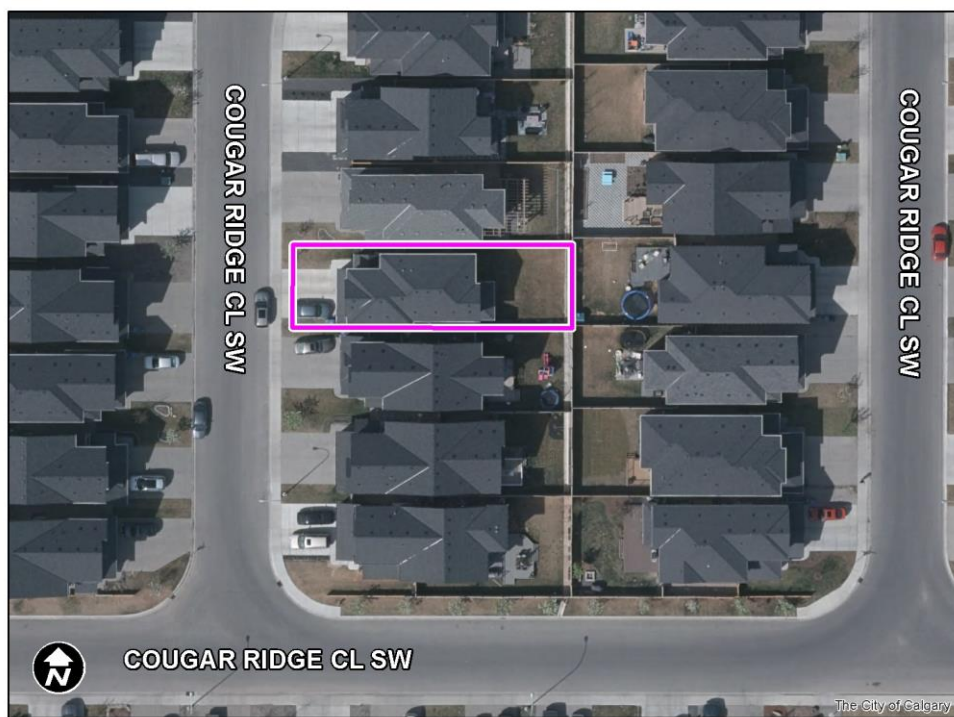
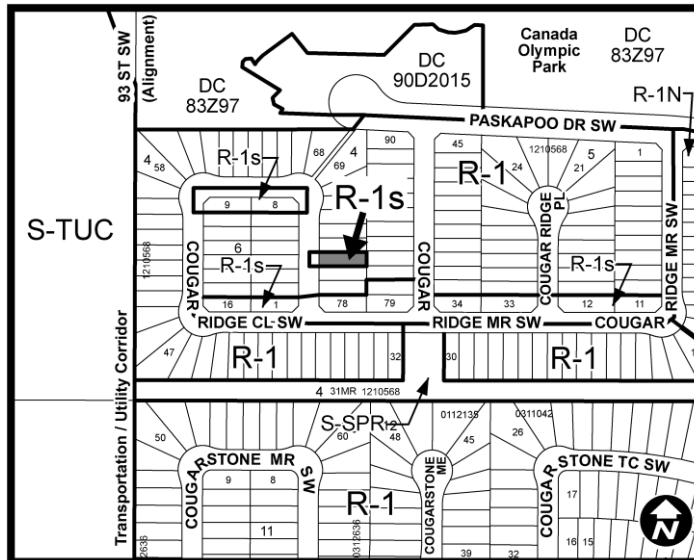
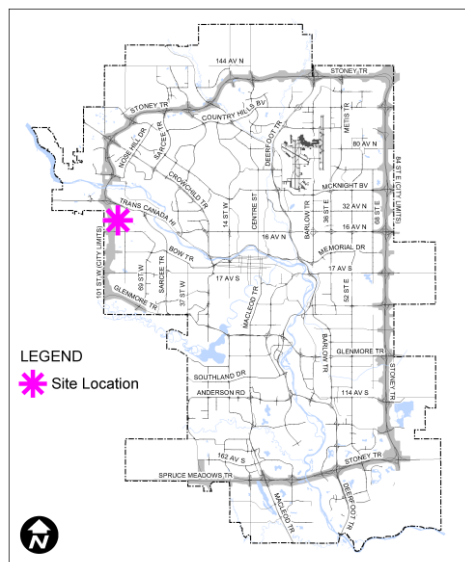
ATTACHMENT

1. Proposed Bylaw 345D2017

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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 177 Cougar Ridge Close SW (Plan 1210568, Block 4, Lot 75) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: A. Palmiere

Carried: 6 – 0

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Applicant:

Hubert Ansu

Landowner:

Hubert Ansu

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 with an attached two-car garage that is accessed from Cougar Ridge Close SW. Single detached dwellings exist to the north, east, south, and west of the site. Additionally, existing R-1s designated parcels are located on the corner parcels within the p-loop configuration of Cougar Ridge Close. Currently a similar application proposing a land use amendment to the R-1s district is awaiting public hearing on 2017 September 11 for a site located across the street at 182 Cougar Ridge Close SW.

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

Cougar Ridge	
Peak Population Year	2017
Peak Population	7,072
2017 Current Population	7,072
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 Area Structure Plan (2005)

The site is located within the “Residential” area on Map 2: Land Use Concept. The local area plan does not make any specific reference to secondary suites or backyard suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Cougar Ridge Close SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 675 metre walking distance of the site on Cougar Ridge Drive 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 West Springs/Cougar Ridge Community Association.

Citizen Comments

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- Landowner has one vehicle with an additional empty stall in the attached two car garage.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

177 Cougar Ridge Close, SW
Calgary, Alberta
T3H 0V4

07/10/2017

The City of Calgary
Planning, Development & Assessment (#8108)
800 Macleod Trail SE, Calgary
Alberta T2P 2M5

Dear Sir/Madam,

Re: Application for Secondary Suite – 177 Cougar Ridge Close SW

I am formally writing to support the above application with my reasons as highlighted below. Also see attached for your approval consideration.

My family size is growing and we are currently expecting our fourth child to be born in September 2017. As we need an additional care support for my children, we have planned to bring in my In-laws to support us after the new baby is born. For this reasons, my family now need a larger space for accommodation and more importantly, a privacy for my In-laws to stay with us.

I would appreciate if the Calgary Planning Commission can grant us the necessary approval on this application in order to meet our family responsibilities and requirements.

Thank you for your co-operation.

Yours sincerely,



Hubert Bright Ansu

- Attachment: Reasons for Approval (Summary)

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Re: Application for Secondary Suite – 177 Cougar Ridge Close SW

Summary of reasons for approval consideration:

- To have a larger accommodation space for my entire family which will provide a safe and healthy living environment
- To provide a privacy (separate basement suite) for my In-laws and my older daughter
- Having my In-laws staying with my family will provide a strong bond between my children and their grandparents. In addition, it will provide a proper security to our children in our absence for work
- To ensure no obstructions, nuisance or disturbances affects my neighborhood
- There is a double car garage parking in front of the property (see enclosed photo) **One vehicle stall/parking space is available as there is 'Two car garage' on the property and my family use only one car.**
- Some properties already have R-1s designations as marked up on attached area plan

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.

