

**LAND USE AMENDMENT
 COVENTRY HILLS (WARD 3)
 EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY
 VILLAGE ROAD NE.
 BYLAW 353D2017**

MAP 27N

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, with an illegal vacant basement 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 October 05

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 353D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located 192 Coventry Hills Drive NE (Plan 0511809, Block 24, Lot 130) 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 353D2017.

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 the Calgary North Area Structure Plan- Phase 1 and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

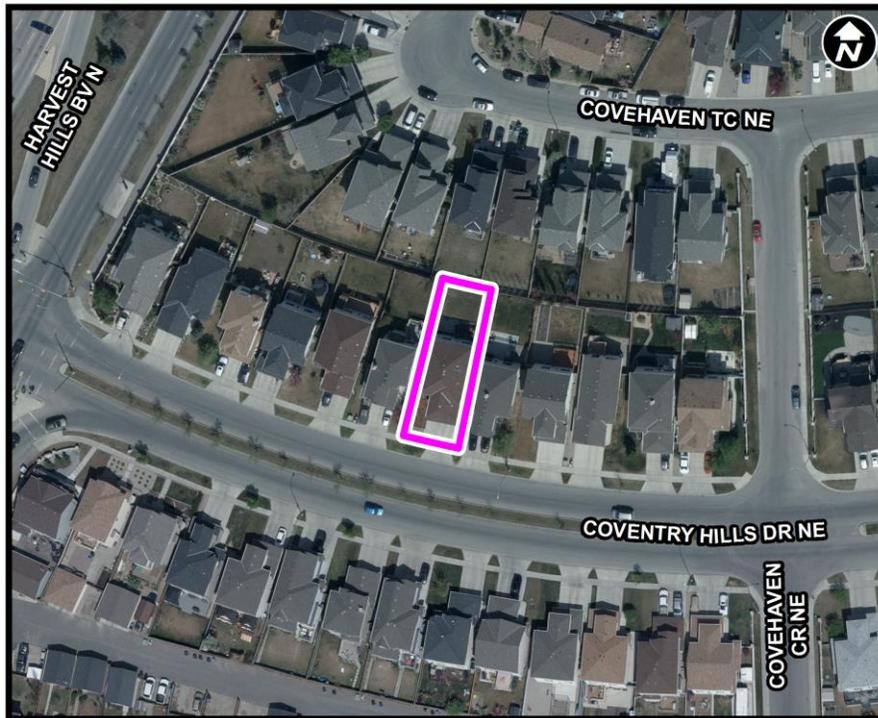
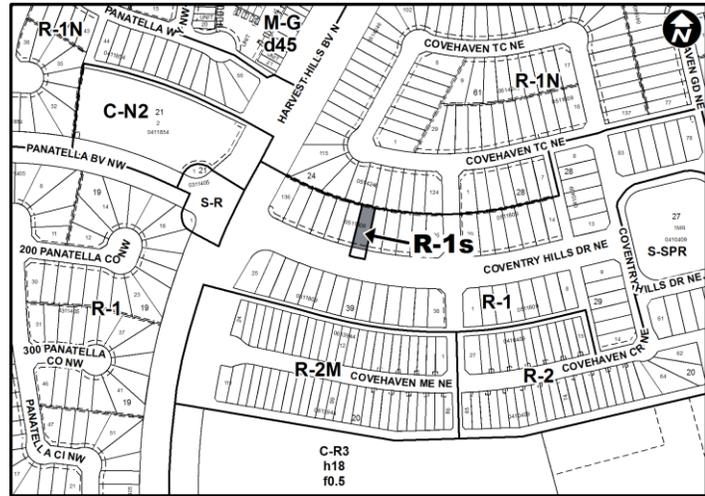
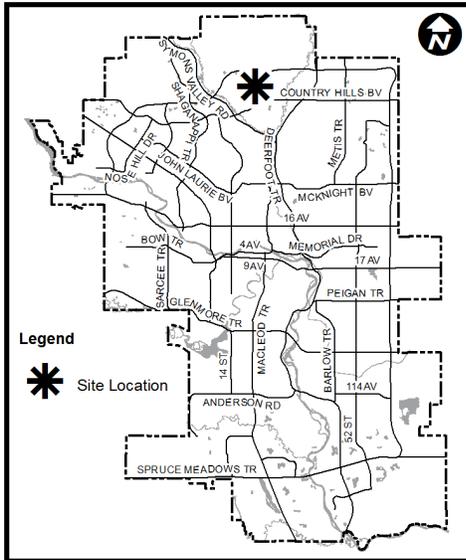
ATTACHMENT

1. Proposed Bylaw 353D2017

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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 192 Coventry Hills Drive NE (Plan 0511809, Block 24, Lot 130) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: A. Palmiere

Carried: 6 – 2

Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for a secondary suite because the site does not have the benefit of a rear lane to allow for parking options for the residents of the property.

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Applicant:

Gurpreet Kaur Battu

Landowner:

Gurpreet Kaur Battu
 Inderdeep Battu

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Coventry Hills, the site is approximately 12.0 metres by 37.0 metres in size and is developed with a two-storey single detached dwelling with two-car garage that is accessed from Coventry Hills Drive NE. Low density residential parcels 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 Coventry Hills' peak population and year, current population and the population, amount and percentage difference between the peak and current populations.

Coventry Hills	
Peak Population Year	2017
Peak Population	17,564
2017 Current Population	17,564
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).

Calgary North Area Structure Plan – phase 1 (1980)

The parcel is located in an area identified as Residential Area (map 7: Land Use Plan). The plan identifies 12-17 units per hectare (5-7 units per acre) as the maximum density for the area. Secondary suites are excluded from density counts in the Land Use Bylaw 1P2007, hence this application does not represent a change in density for the parcel or the area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coventry Hills Drive NE and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop located approximately 200 metre walking distance of the site on Harvest Hills Boulevard N. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water and sanitary 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 Coventry Hills 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

This letter is to request re-designation of 192 Coventry Hills Drive NE from R-1 to R-1S. The lot number of this parcel is 130, block number is 24, and plan number is 051 1809. We are requesting this re-designation to rightfully establish the basement of this parcel's residential building as a secondary suite. Although it is fully renovated, we have not rented out this basement in the past, nor do we currently. The parcel has one dwelling unit, which is the main residential building and the basement. The parcel width is 12.08m, with 9.14m of this being covered by the building. For more information regarding parcel size please see the attached Real Property Report.

Transit services are located within 1.1km away from the parcel and are at the North Point Park and Ride station. This station offers 900 unreserved stalls. The routes at this stop include the 421, 420, 114, 86, 430, 425, 8, 301. Besides this main stop, there is a 301 stop which is 550m away from the dwelling. There is also a bus shuttle service to Cross Iron Mills at this station.

Commercial areas within a proximity of 175m include Panorama Hills Medical Centre, Northern Hills Dental, OrthoGroup North, Little Caesars, and Mac's Convenience. Additional areas, 600m in distance, are located on Country Village Road. These areas include Staples, Winners, Michael's, and the Royal Bank of Canada. In addition, there are many fast food restaurants on this road. Superstore is also located on this road and is 250m in distance. These commercial areas can be accessed through a side entrance which runs along Superstore. Additional commercial areas with a proximity of 1.5km include Landmark Cinema, Vivo, and Country Hills Towne Centre, which hosts many restaurants as well as stores such as Home Depot.

Public areas in proximity include a park that is 500m away, which is accessible via a walkway that runs along Harvest Hills Blvd. This park has a soccer field, baseball diamond and pathway. Additional trails are located in Panorama Hills and are within 2km. There is an elementary school which is within 1km and is next to this field. There is also Notre Dame High School which is within 1km and is next to Vivo. Additional public areas include the Calgary Public library, which is within 1km and is located inside of Vivo and The Calgary Police Department which is 500m away.

Based on the 2014 census, the population of Coventry Hills was 16,941. According to population change projected by the City of Calgary, there is expected to be an increase of 10% by 2018. This predicts total population of 18,635. For reasons related to population growth of this community and proximity to commercial and public areas, we believe offering tenancy through a secondary suite will be good use of our renovated basement.

Thank you for your time and consideration of my request.

L. Burga Gheresi

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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 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.

