

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0313

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by the landowner, Ana Aron, on 2019 December 18. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of a backyard suite on the property alongside the existing semi-detached home. Existing site conditions render other forms of development allowable under the proposed land use unfeasible.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit for a Backyard Suite has been submitted and is currently under review.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 113 Coachway Road SW (Plan 8110464, Block 1, Lot 3A) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

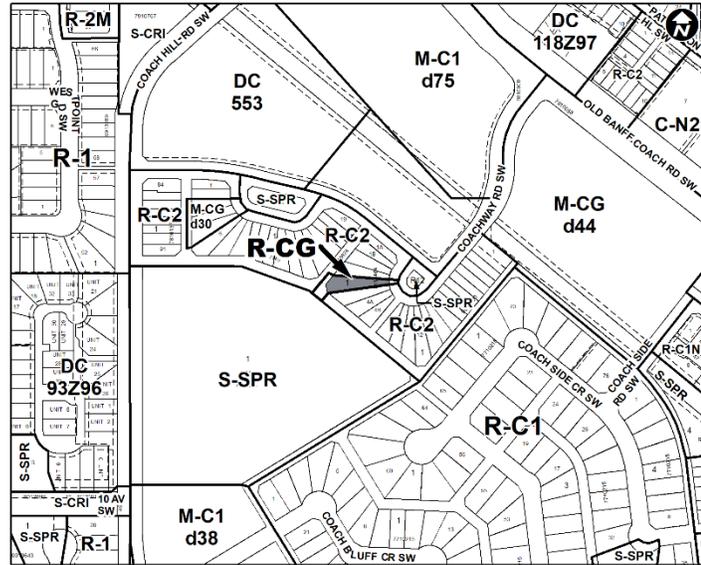
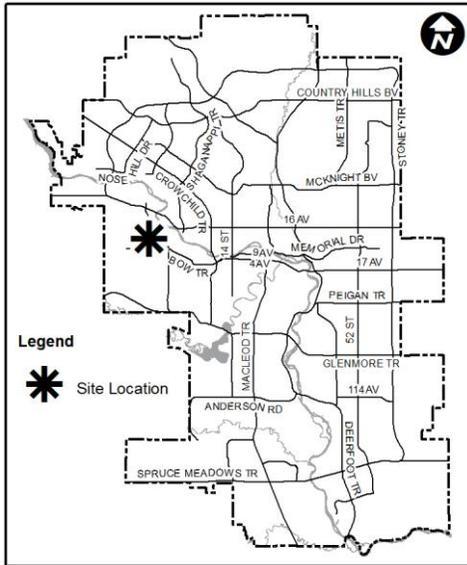
This redesignation application was submitted by the landowner, Ana Aron, on 2019 December 18. The proposed land use is intended to accommodate a backyard suite alongside the existing semi-detached dwelling as identified in the Applicant's Submission (Attachment 1). A Development Permit (DP2019-6476) for a Backyard Suite has been submitted and is currently under review (Attachment 2).

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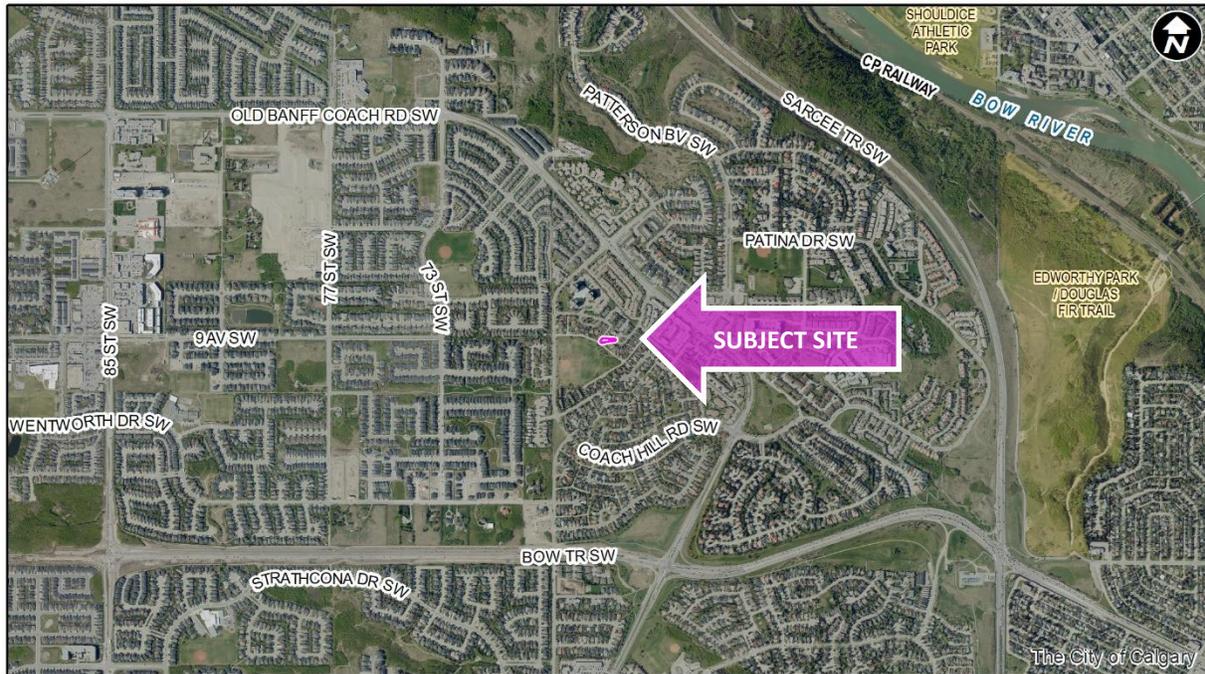
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Location Maps



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Site Context

The subject site is located in the community of Coach Hill in a cul-de-sac on Coachway Road SW. The surrounding development is characterized by single, semi-detached, and multi-residential dwellings in the form of rowhouses and apartment buildings. There is a mix of land uses in the area including Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The parcel is pie shaped with an approximate frontage of 4.5 metres, length of 50 metres and 12 metre width at the rear. The total area is 533.52 square metres. The rear of the parcel backs onto two intersecting laneways and a community park. The property is currently developed with one half of a two-storey semi-detached dwelling with an attached front garage. There is currently no garage at the rear accessing the lane.

As identified in *Figure 1*, the community of Coach Hill reached peak population in 2000.

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Figure 1: Community Peak Population

Coach Hill	
Peak Population Year	2000
Peak Population	3,373
2019 Current Population	3,244
Difference in Population (Number)	-129
Difference in Population (Percent)	-3.8%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Coach Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that is compatible with the established built form of the existing neighbourhood. The sole objective of this proposal is to allow for a backyard suite which meets the objectives and applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that allows for single detached, semi-detached and duplex homes. Single Detached Dwellings and Semi-detached Dwellings may include a Secondary Suite. Only a property containing a Single Detached Dwelling may contain a Backyard Suite. The R-C2 District allows a maximum building height of 10 metres and a maximum of two dwelling units.

Unlike the existing R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for a Backyard Suite to exist on the same property as a Semi-detached Dwelling. The R-CG District also allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. While the maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site, the façade width rules of the R-CG District, parcel size and shape would render a rowhouse development on the subject site unfeasible. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

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Development and Site Design

The proposed land use designation provides guidance for site development including appropriate uses, height, building massing, landscaping, and parking. The associated development permit (DP2019-6475) proposes a new Backyard Suite, which is deemed contextually appropriate given the existing development of the area. Subject to Council's decision of this land use redesignation application, the suite design would be evaluated based on the rules of the Land Use Bylaw 1P2007, in addition to other applicable policies and guidelines.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from Coachway Road SW and the rear lane. The subject site is approximately 270 metres from eastbound Route 93 and Route 111 bus stops. Route 93 services the 69 Street LRT Station and Route 111 services the Westbrook LRT Station, both of which provide service to the Downtown core, and other LRT and bus routes. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. Adjustments to on-site servicing may be required to accommodate the intended development of the backyard suite, which will be reviewed as part of the associated development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to the Community Association and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Coach Hill/Patterson Heights Community Association responded (Attachment 3) noting their concerns about an increase in density and potential associated traffic and parking issues.

Administration received six letters in opposition to the application from citizens. Reasons stated for opposition are summarized below:

- increase in density;
- limited on-street parking;
- lack of engagement from the applicant; and
- building design (massing, privacy, and shadowing).

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Administration responded to the letters by encouraging the applicant to contact adjacent landowners and the community association to discuss the proposal. Efforts from the applicant to engage are outlined in the applicant's submission (Attachment 1). Administration considered the relevant planning issues specific to the proposed redesignation and has determined that proposal to be appropriate. The building design and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notification for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage moderate intensification in established areas in a scale and form that is respectful of the context of the neighbourhood.

The proposal is in alignment with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local policy plan for the subject area.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an established parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Development Permit (DP2019-6475) Summary
3. Community Association Comments