

**LAND USE AMENDMENT
VALLEY RIDGE (WARD 1)
VALLEY POINTE LINK NW AND VALLEY POINTE WAY NW
BYLAW 203D2017**

MAP 31W

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 and the application 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 May 04

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 203D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 203 Valley Pointe Place NW (Plan 1014846, Block 1, Lot 42) 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 203D2017.

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 Revised Valley Ridge Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

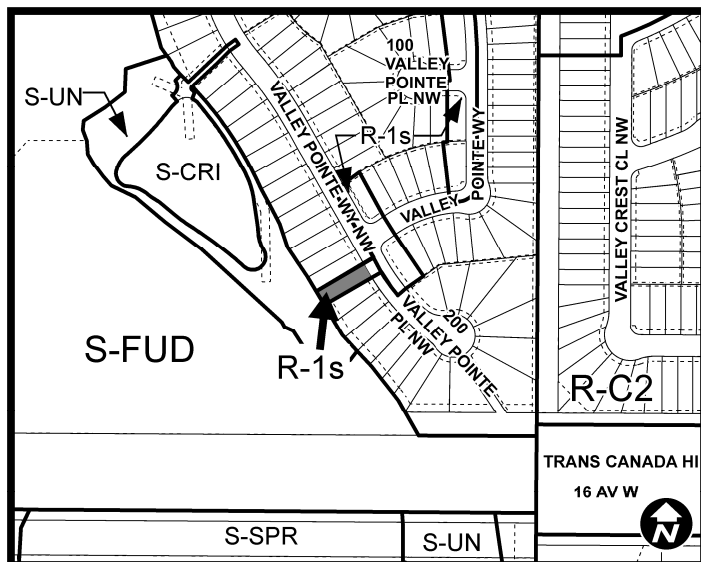
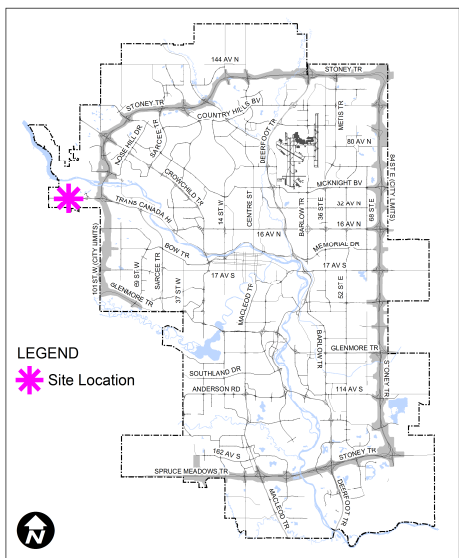
ATTACHMENT

1. Proposed Bylaw 203D2017

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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 (0.10 acres \pm) located at 203 Valley Pointe Place NW (Plan 1014846, Block 1, Lot 42) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: L. Juan

Carried: 6 – 1

Opposed: M. Foht

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Applicant:

Edgar Capati

Landowner:

Edgar Capati
Aileen Capati
Yalena Capati
Rahuljeet Bhatti

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Valley Ridge, the site is approximately 11 metres by 38 metres in size and is developed with a 2-storey single detached dwelling with an attached 2-car garage that is accessed from Valley Pointe Place NW. The site is surrounded by single detached dwellings to the north, east, and south, and a public utility lot to the west.

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

Valley Ridge	
Peak Population Year	2015
Peak Population	5,702
2016 Current Population	5,659
Difference in Population (Number)	-43
Difference in Population (Percent)	-0.8%

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 “Calgary” 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).

Revised Valley Ridge Area Structure Plan (1991)

The site is located within a “Residential and Related Uses” area as identified on the Land Use & Transportation Plan (Map 2) in the *Revised Valley Ridge Area Structure Plan* (ASP). This area accommodates a range of residential building forms, including single detached, semi-detached, duplex and multi-residential dwellings. While the predominant form should be single detached, density may be encouraged in appropriate locations to achieve a mix of housing types throughout the area and should reflect the character of the existing residential development in Valley Ridge.

Rocky View County / City of Calgary Intermunicipal Development Plan

The property is located in the Highway 1 West Corridor as identified on Map 2 to enhance employment and gateway areas where possible.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Valley Point Place NW and there is no rear lane. The area is served by Calgary Transit 408 bus service to the Brentwood Light Rail Transit station with a bus stop location within approximately 350 metres walking distance of the site on Valley Pointe Green NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system).

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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 letter neither in support or opposed to the application from the Valley Ridge Community Association (APPENDIX II).

Concerns are summarized as follows:

- On-street parking

Citizen Comments

Administration received 5 letters in opposition to the application, including one petition with 30 signatures.

Reasons stated for opposition are summarized as follows:

- On-street parking;
- Transient renters;
- Community safety;
- Property values; and
- Access to transit.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Re: Secondary Suite Application — 203 Valley Pointe Place

NW To Whom It May Concern,

With regards to our residence 203 Valley Pointe Place NW Calgary (PLAN 1014846, BLOCK 1, LOT 42), please see attached our application for Land Use Re-designation for construction of a Secondary Suite at the above address.

Both my wife and I are approaching old age (we are both 67 years old) and are having trouble navigating stairs secondary to arthritis in our knees. In addition to this, my mother-in-law who is 90 years old, lives with us and is in frail health. We are having to assist her with stairs and tub shower. My hope is if the land use re-designation is approved, to build a wheel chair assessable secondary suite to move my mother-in-law to the secondary suite which we plan to make wheel chair accessible with a ramp and walk-in-shower with a built in bench and have her live there instead of moving her to a nursing home. In addition, in later years we plan to move down to the walk out basement and have our daughter and her partner live upstairs.

In meantime, we hope to rent the 2nd bedroom that my mother-in-law won't be using to supplement our incomes as I recently lost my job as a water treatment plant operator due to downturn in our city's economy.

Thank you for considering our application.


Edgar Capati

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APPENDIX II

LETTERS SUBMITTED



March 23, 2017

Wendy Koo
File Manager
City of Calgary
P.O. Box 2100 Station
Calgary AB T2P 2M5

Dear Wendy Koo:

Re: LOC2017-0056

Thank-you for the opportunity to provide comments on the land use amendment application for 203 Valley Pointe Place NW within the community of Valley Ridge.

This letter outlines our initial comments and concerns regarding this application.

The concern we have with the request to amend the land use to R-1s with the intent to construct a secondary suite, is the additional parking that will be required. We are aware that there are currently 13 lots designated R-1s within Valley Pointe. It is also clear that these 13 lots have been specifically chosen to allow for additional parking by being situated at the end of a block, with additional parking available along one side yard. How will additional parking requirements be accommodated for the proposed secondary suite?

The members of the community in which we have discussed this application, have very differing opinions of being in favor or being fully against any additional R-1s lots. Seeing this vast difference in opinions, we as a community plan to hold an engagement session within the community and possibly prepare a survey to better understand the community's view as a whole for future amendments.

At this time we are not opposing this application, yet we do want our concerns raised, and addressed. This acceptance does not provide a blanket approval to any future land use amendment applications with the intent to build a secondary suite. We will continue to review each application on a case by case basis.

Sincerely,

A handwritten signature in cursive script that reads 'Erin Eyre'.

Erin Eyre, P.Eng.
Director, Community Planning and Development
Valley Ridge Community Association

Cc: Dave McCarrel, President, VRCA
VRCA Planning Committee

W. Koo

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APPENDIX III

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.

