

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
NORTHWEST OF COUNTRY HILLS BOULEVARD NW AND
HARVEST HILLS BOULEVARD N
BYLAW 175D2017**

MAP 27

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Panorama Hills from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not 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)

2016 April 06

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 175D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 29 Panamount Crescent NW (Plan 0110609, Block 2, Lot 7) 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 175D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with, and complementary to, the established character of the surrounding neighbourhood. The proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can accommodate the required on-site parking in the front driveway and existing attached garage. In addition, the parcel is located in close proximity to public transit, parks, public schools and significant commercial amenities.

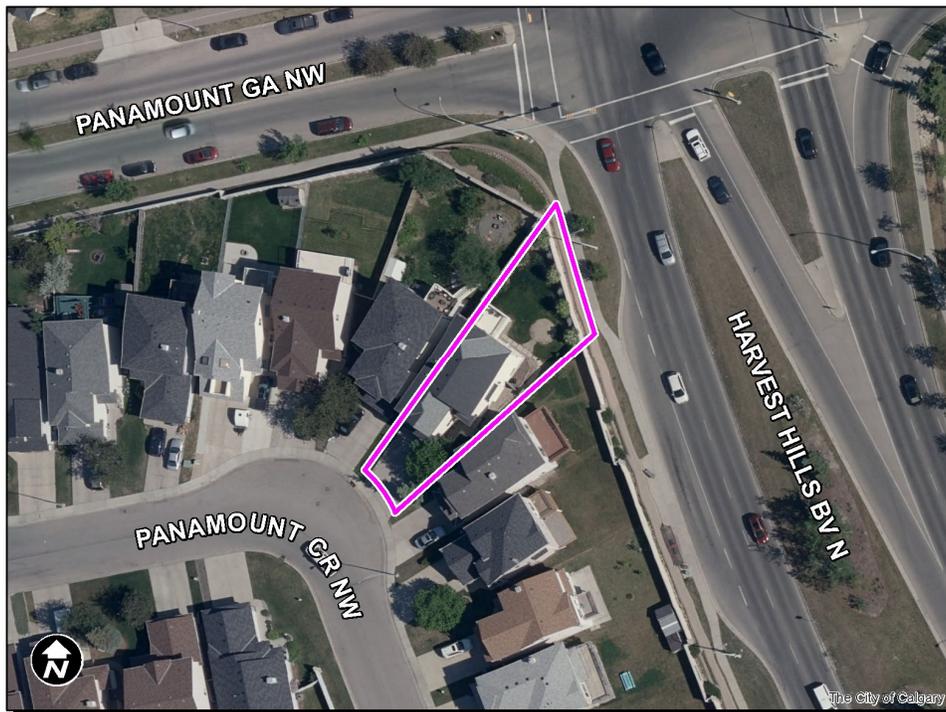
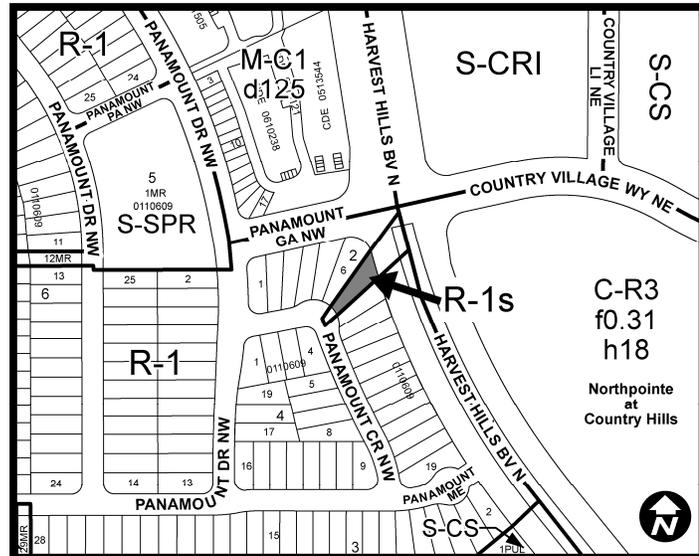
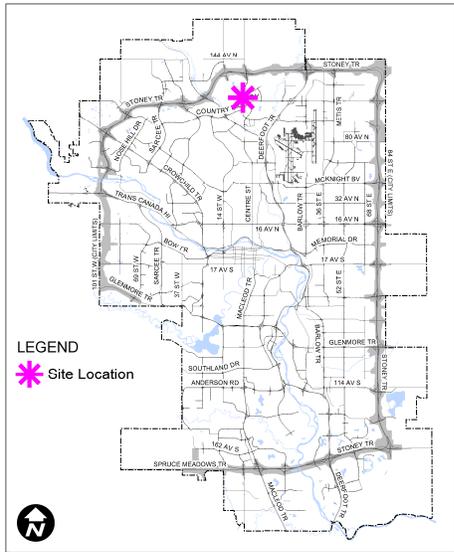
ATTACHMENT

1. Proposed Bylaw 175D2017

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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 ± (0.12 acres ±) located at 29 Panamount Crescent NW (Plan 0110609, Block 2, Lot 7) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen

Carried: 5 – 2

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- The property is a pie shape, with a very narrow frontage and no rear lane. The parking options are limited and may be a problem for adjacent resident.

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Applicant:

Udita Jain

Landowner:

Udita Jain
Vineet Jain

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Panorama Hills within a low density residential neighbourhood composed primarily of single detached dwellings designated Residential –One Dwelling (R-1) District. Adjacent parcels are primarily designated as low-density residential. However areas of multi-residential, commercial and special purpose also exist within the area.

The parcel has a lot width of 11.5 metres, a depth of 42.0 metres and comprises a total lot area of approximately 525 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite as prescribed by the Land Use Bylaw and it is reasonable to anticipate that required parking and amenity space could be achieved. These items and potential site changes would be reviewed in detail through a subsequent development permit and/or building permit process.

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2016 Current Population	25,729
Difference in Population (Number)	-264
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district would allow for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite (Basement Suite) as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The site is within an area in the MDP identified as a “Planned Greenfield with Area Structure Plan (ASP)” as per the Urban Structure Map (Map 1). Planned Greenfield areas include communities that have an Area Structure Plan (ASP) completed and are in the process of developing. Typically, these communities are characterized as relatively low-density residential neighbourhoods containing single-detached housing, smaller pockets of multi-residential and locally-oriented retail. The MDP also contains general provisions to provide a mix of housing types and tenures, throughout the city including, single detached dwellings, ground-oriented (duplexes, row housing, attached housing, accessory dwellings units and secondary suites), medium- and higher-density and mixed-use residential developments.

Calgary North Phase 2 Community Plan

This parcel is located within the Plan Area of the Symons Calgary North Phase 2 Community Plan. There are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Parking is accommodated via an existing two car, attached garage. Two additional stalls are located on the front driveway. Pedestrian and vehicular access is available from Panamount Crescent NW and on-street parking adjacent to the parcel is not regulated. The area is served by Calgary Transit bus service with bus stop locations within 300 metres walking distance of the parcel on Harvest Hills Boulevard N.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association was circulated regarding this application and has indicated they have concerns regarding the location of the subject parcel and the potential impact on parking in the area.

Citizen Comments

No comments were received from the public by CPC Report submission date.

Public Meetings

No public meetings were held by either the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My husband and I, Vineet Jain and Udita Jain, are the owners of the property at 29 Panamount Crescent NW, T3K 5L7. The purpose of this application is for re-designation of our property from R-1 to R-1s to accommodate a secondary suite. We are planning to rent out our property and feel that the prime location of our property would be a very big advantage to the prospective tenant. The reasons why we feel the City would benefit from a secondary suite is as follows:

- Close proximity to Harvest Hills Blvd., Deerfoot Trail, Stoney Trail and other major roads.
- Short walk from Country Hills shopping centre, Country Hills Library, Landmark Theatres, grocery stores, Panorama Hills Community Centre.
- A bus stop is located close to the home on Harvest Hills Boulevard North and the Country Hills Park and Ride is nearby. This makes for a very easy commute to downtown and other NW areas.
- Also, the parcel has enough space on the front driveway (4 cars) and front garage (2 cars) to accommodate for the additional parking. There is also sufficient parking spaces on Panamount Crescent if needed.

For all the above reasons, I sincerely believe that a secondary suite in this property would be ideal.

I would be extremely grateful if the City will consider my application favourably and grant me permission to re-designate my property to accommodate a secondary suite.

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APPENDIX II

LETTERS SUBMITTED

File number: LOC2017-0029
Community Association: Northern Hills (Paul Eneh)
Date returned: February 13, 2017

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

Yes

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

We generally have no issue with changes from R1 to R1s, but the location of this home does not seem ideal for turning into a rentable unit.

The site design

I have concern if there is sufficient parking as the applicant suggests they wish to develop this property as a rental and implies separate residents upstairs and downstairs and the street map suggests there may be limited street parking in that corner already. My concern is that existing residents may not be able to find suitable parking.

Has the applicant discussed the development permit application with the Community Association?

No