

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGARSTONE MANOR SW NORTH OF COUGARSTONE GATE
SW
BYLAW 152D2017

MAP 28W

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel 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 the 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 March 23

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 152D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 132 Cougarstone Manor SW (Plan 0312636, Block 9, Lot 40) 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 152D2017.

REASON(S) FOR RECOMMENDATION:

This proposal conforms with the applicable policies of the Municipal Development Plan (MDP), and East Springbank III Community Plan. The subject parcel exceeds the lot area, width, and depth requirements.

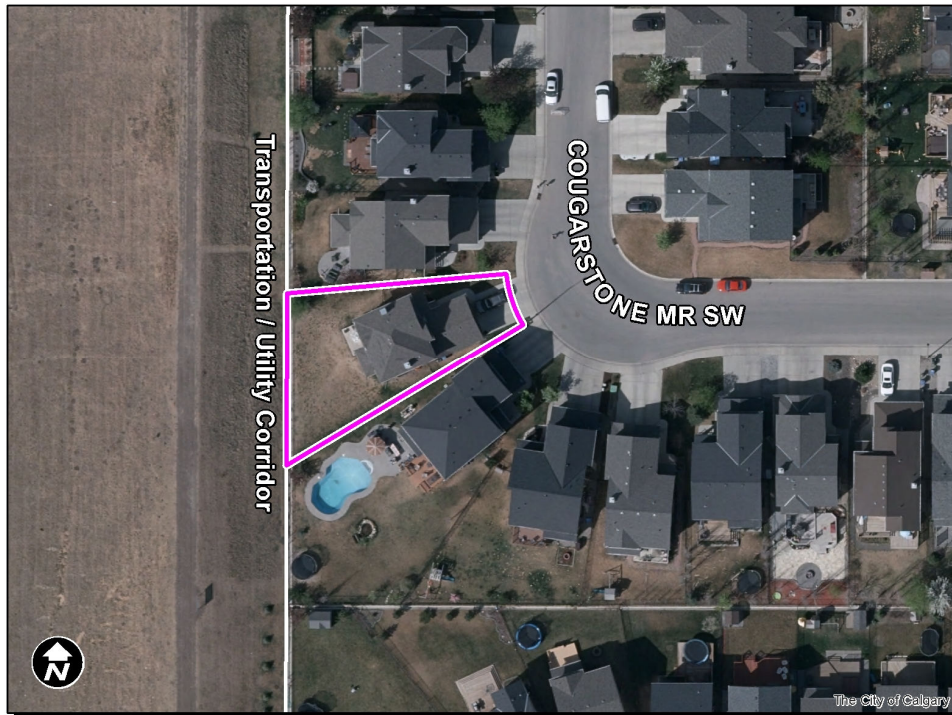
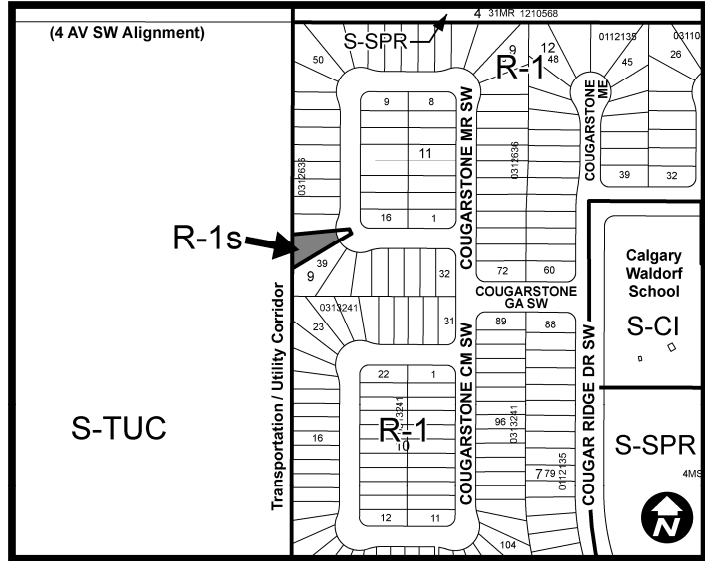
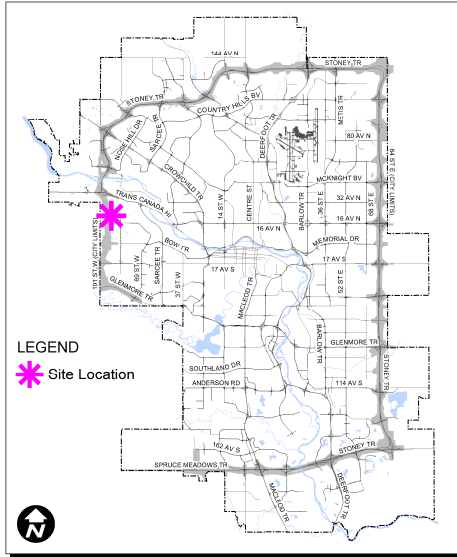
ATTACHMENT

1. Proposed Bylaw 152D2017

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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 0.06 hectares ± (0.14 acres ±) located at 132 Cougarstone Manor SW (Plan 0312636, Block 9, Lot 40) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 6 – 2

Opposed: M. Foht and D. Leighton

Reasons for Opposition from Mr. Foht:

- I opposed the recommendation of Administration for approval of the application for the following reasons:
 - The lot is a pie shaped lot with a very small frontage to the street. The small area reduces the parking options in front of the home.
 - The lot does not have the benefit of a rear lane also reducing the parking options.

Reasons for Opposition from Mr. Leighton:

- I do not support this application because the very narrow street frontage and lack of a rear lane will, in my opinion, make additional on-site parking (or even street parking) very difficult. In addition I see no reference in the report or evidence that is in keeping with the character of Cougar Ridge.

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Applicant:

Karol Rajchert

Landowner:

Karol Rajchert

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Cougar Ridge on Cougarstone Manor SW just north of Cougarstone Gate SW. Surrounding development consists of low density residential to the north, east, and south, and vacant land to the west designated Special Purpose – Transportation and Utility Corridor (S-TUC) District for future expansion of Stoney Trail SW.

Cougar Ridge	
Peak Population Year	2016
Peak Population	7,015
2016 Current Population	7,015
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s District allows for the development of a Secondary Suite or Backyard Suite in addition to a Single Detached Dwelling on the parcel.

The subject site exceeds the R-1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

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).

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Municipal Development Plan (MDP) (2009)

The subject site is identified within the Developing – Planned Greenfield with Area Structure Plan (ASP) area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

East Springbank Area Structure Plan (Appendix 5 - East Springbank III Community Plan) (1999)

The subject site is identified as Urban Development Policy Area on Map 2 – Land Use Concept (Appendix 5). Urban Development Policy requires a mix of dwelling units and encourages a variety of land uses and densities. The proposal conforms to these overarching policies.

TRANSPORTATION NETWORKS

The subject site is approximately 250 metres away from a bus stop on Cougar Ridge Drive SW, just south of Cougarstone Gate SW. This bus stop provides access to bus route 98, which provides service to the 69 Street LRT station.

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 infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am enclosing an application for Land Use Redesignation (secondary suite). I am requesting the change in land use to be able to accommodate a live in nanny. My wife will be attending school starting late 2017 and we will need care for our children. Thus we want a nanny which will require their own space.