

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
SOUTH OF PANATELLA BOULEVARD NW AND PANAMOUNT
BOULEVARD NE
BYLAW 107D2017**

MAP 28N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 February 09

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 107D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 1116 Panamont Boulevard NW (Plan 0714119, Block 71, Lot 4) 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 107D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s land use district allows for two additional residential uses (Secondary Suite or Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site. The following points further support this application:

- Transit accessible within approximately 85 metres (Route 420, 421);
- Within approximately 700 metres from a grocery store, school, parks, and services; and
- Required parking stalls (2) exist on site.

ATTACHMENT

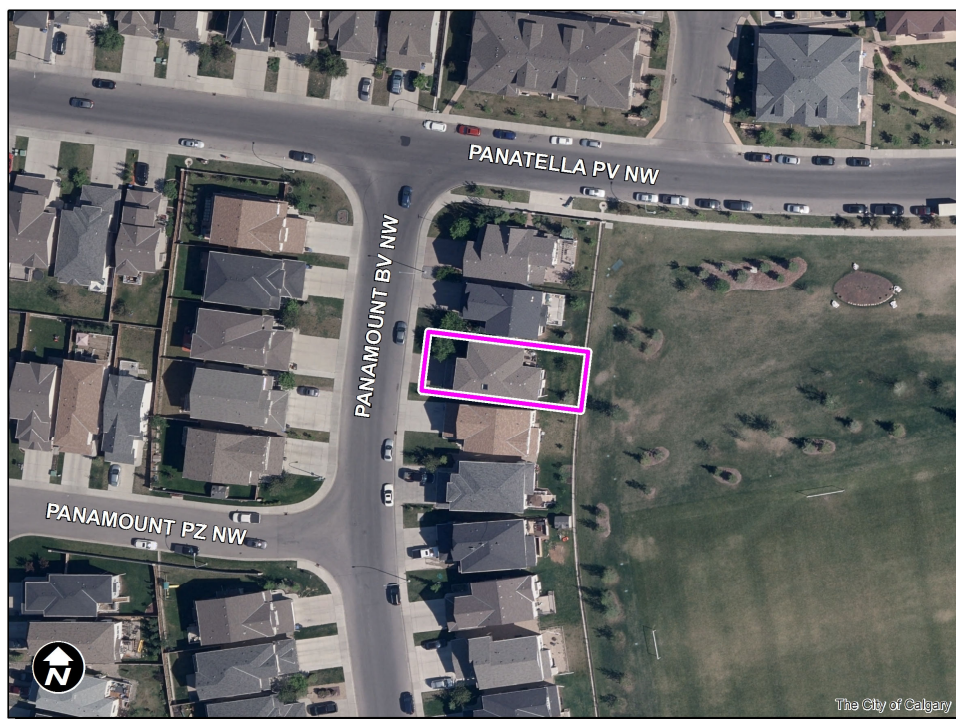
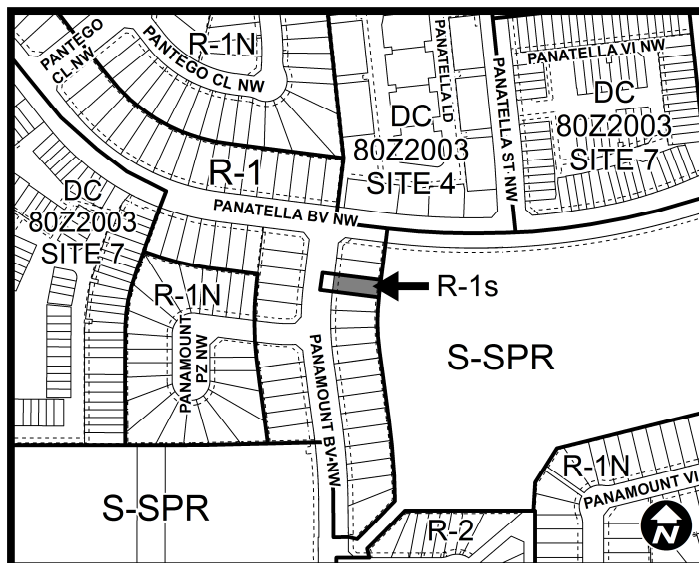
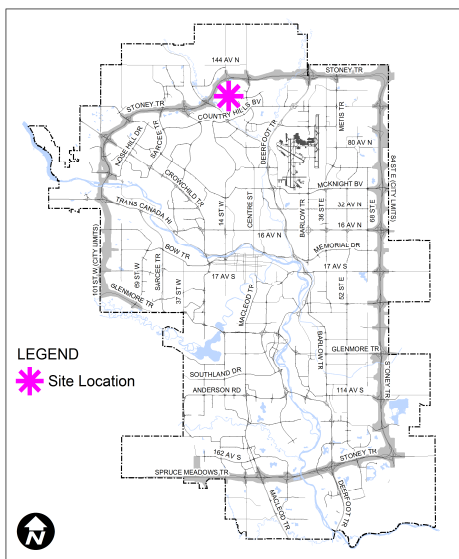
1. Proposed Bylaw 107D2017

S. Gagnon

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LOCATION MAPS



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MAP 28N

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 1116 Panamount Boulevard NW (Plan 0714119, Block 71, Lot 4) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: G.-C. Carra

Carried: 5 – 2

Absent: R. Wright

Opposed: M. Foht and S. Keating

Reasons for Opposition from Mr. Foht:

- I opposed the approval of this application because the site does not have the benefit of a rear lane to allow for more parking options.

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Applicant:

Derek Clifford Jones

Landowner:

Derek Clifford Jones
Renee Van Dijk

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-1 setting in the community of Panorama Hills. The parcel is developed with a single detached dwelling with an attached double. Single detached dwellings exist on the parcels to the north, west, and south. The site backs onto an S-SPR site (Captain Nochola Goddard School) to the east. The following table provides population statistics for the community of Tuscany:

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2016 Current Population	25,729
Difference in Population (Number)	-264
Difference in Population (Percent)	-1.0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The subject site is approximately 12.2 metres wide by 33.4 metres deep, with an area of 407.5 square metres, and therefore meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these will be considered at the development permit stage. No relaxations are anticipated to be required at this time.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: *Established Areas* policies (Section 3.5.3), *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

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).

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

Pedestrian and vehicular access is available from Panamount Boulevard NW. The area is served by Calgary Transit with a bus stop located approximately 85 metres away on Panatella Boulevard NW.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association did not respond to circulation of this application. A follow up email was sent on 16 January 2017 and did not receive a reply.

Citizen Comments

Administration did not receive any citizen comments on this application.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application is for the re-designation of our property from R-1 to R-1s in order to develop our basement into a secondary suite for my mother in law to live in.

My mother in law is widowed and has no means to support herself. She is elderly (79) and unemployed. She was sponsored to move from South Africa to Canada by my wife in 2006. She currently resides 90% of the time with us and 10% of the time in Vancouver with her son.

A basement suite would provide some degree of privacy for us while still enabling my wife to support her mother.

I intend to develop the majority of basement suite myself.