

**LAND USE AMENDMENT  
COUGAR RIDGE (WARD 6)  
NORTH OF COUGAR RIDGE DRIVE SW AND WEST OF  
COUGAR RIDGE GATE SW  
BYLAW 1D2017**

**MAP 27W**

**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 the potential development of a Secondary Suite. No known suite exists on the parcel and the application is not 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 November 03

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 1D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 232 Cougar Ridge Drive SW (Plan 0312817, Block 20, Lot 48) 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 1D2017.

**REASON(S) FOR RECOMMENDATION:**

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

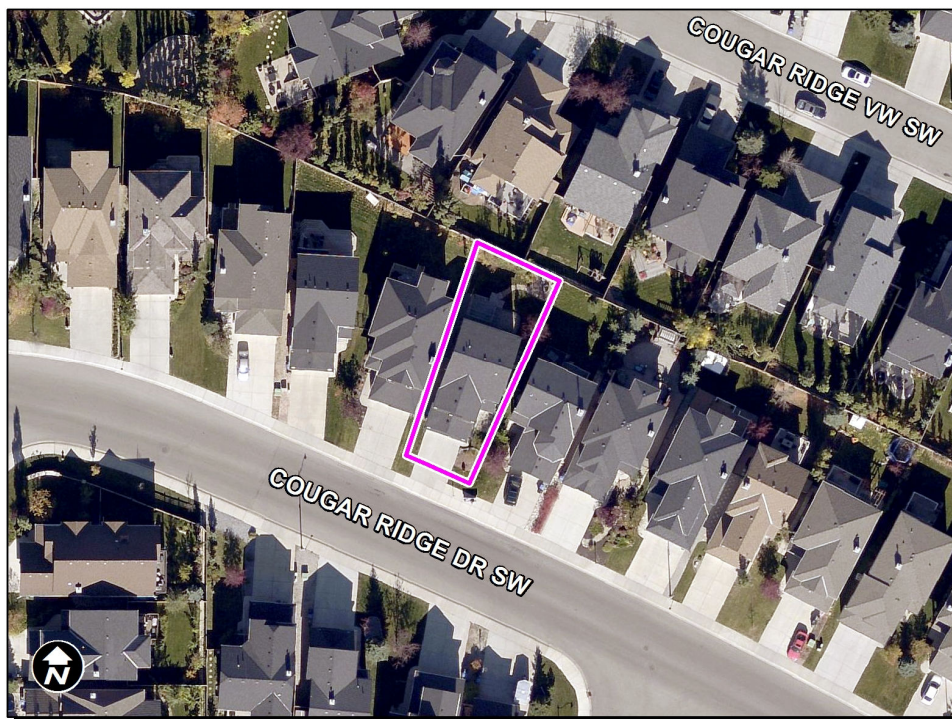
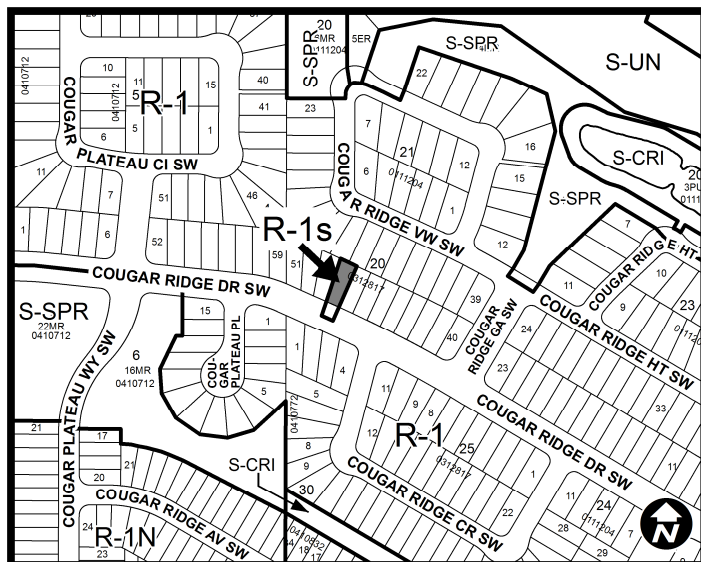
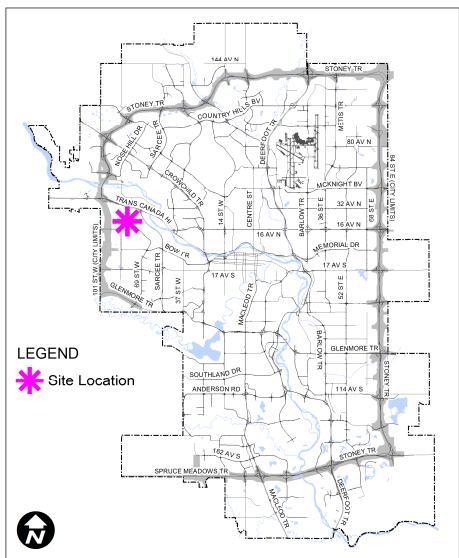
**ATTACHMENT**

1. Proposed Bylaw 1D2017
2. Public Submissions

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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  $\pm$  (0.09 acres  $\pm$ ) located at 232 Cougar Ridge Drive SW (Plan 0312817, Block 20, Lot 48) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

**Moved by: J. Gondek**

**Carried: 6 – 2**

Opposed: S. Keating and M. Foht

Reasons for Approval from Mr. Wright:

- There were six applications for secondary suites on the 2016 November 03 agenda. Community Association responses were two letters of support, one opposed and the remaining three were silent. Citizen letters included one in favour and one opposed for one application in a community that has lost 22 percent of its population since its peak in 1977. The CA supported the application. Four applications had no citizen letters of opposition. There appears to be no planning logic associated with files that draw opposition.

Reasons for Opposition from Mr. Foht:

- I did not support this application because the lot does not have the benefit of a rear lane to accommodate potential parking requirements of the residents.

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**Applicant:**

Akshat Agrawal

**Landowner:**

Akshat Agrawal  
Shalini Agrawal

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Cougar Ridge in southwest Calgary on Cougar Ridge Drive SW and west of Cougar Ridge Gate SW. Surrounding development consists of single detached dwellings designated R-1. The site is 32.6 metres (107 feet) in depth, 11.7 metres (38 feet) in width and does not have rear lane access.

<b>Cougar Ridge</b>	
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 this parcel. The subject site exceeds the R-1s parcel size requirements. As such, the parcel is large enough to accommodate either a Secondary Suite or Backyard Suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

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

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Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developing – Planned Greenfield 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 the following overarching MDP policies:

- *Housing Diversity and Choice policies* (section 2.3.1) 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 (ASP)

The subject site is located within the Urban Development land use policy area of the East Springbank ASP. Given that the ASP is silent on policy regarding accessory/secondary suites, the MDP is to be considered to inform this land use decision, as per section 1.4.4 of the MDP.

**TRANSPORTATION NETWORKS**

There is an existing transit stop directly in front of the property, servicing bus route 98 that accesses the 69 Street LRT station and Downtown.

**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.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

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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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments received by CPC Report submission date.

**Citizen Comments**

One letter of opposition was received by Administration stating concerns over parking issues. Administration considered these comments, however, the subject parcel can accommodate the minimum required motor vehicle parking stalls as per the Land Use Bylaw.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am the registered owner of 232 Cougar Ridge Dr SW Calgary, AB, T3H 4X2 and this is my main residence. I would like to apply for the land use re-designation from R-1 to R-1S so that i could convert my basement suit to a self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities.

This is a new community developed in 2003, close Amenities includes Calgary French and International School, shopping centres, No-frills, Coop, bus stop in front of home. I have sufficient parking space in my drive way and double garage for the second car as required.

Thanks in advance for your kind consideration.

Best Regards,

Akshat Agrawal