

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016

MAP 28N

EXECUTIVE SUMMARY

This land use amendment application proposes 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 and the parcel does contain an existing yet empty basement suite at this time.

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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

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 232D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 338 Panamont Boulevard NW (Plan 0211167, Block 13, Lot 73) 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 232D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-1s land use district allows for two additional residential uses of Secondary Suite, or Backyard Suite. These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood.

Furthermore, the following points support the application:

- Proximity to several parks;
- Proximity to an Elementary School;

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016**

MAP 28N

- Proximity to local and regional pathway systems;
- Proximity to transit and possible future Greenline LRT station; and
- Proximity to a community activity centre which includes recreational and commercial facilities.

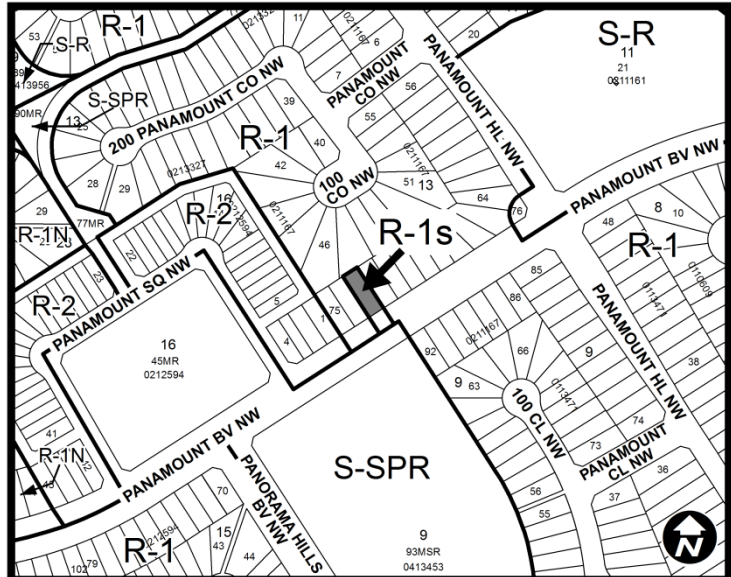
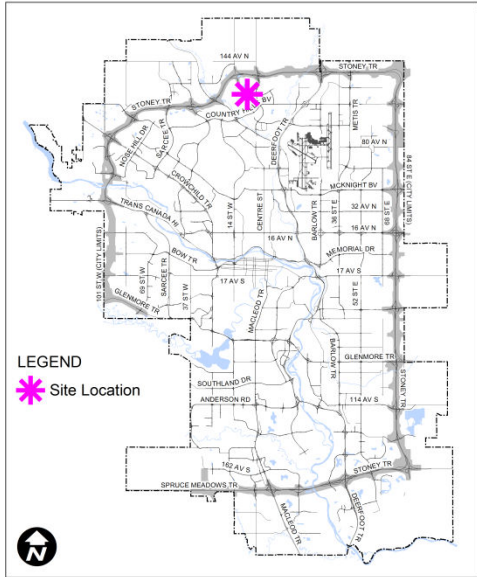
ATTACHMENT

1. Proposed Bylaw 232D2016

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016

MAP 28N

LOCATION MAPS



LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016

MAP 28N

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 338 Panamont Boulevard NW (Plan 0211167, Block 13, Lot 73) from Residential – One Dwelling (R-1) District to Residential One Dwelling (R-1s) District.

Moved by: S. Lockwood

Carried: 4 – 2

Opposed: M. Foht and S. Keating

Reasons for Opposition from Mr. Foht:

- I do not support the application for a secondary suite as the property does not have a back lane, which would provide more parking opportunities for the residents of the property.

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016

MAP 28N

Applicant:

Cheryl Boodoo

Landowner:

Cheryl Boodoo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Panorama Hills, the parcel is developed with a single detached dwelling and attached garage with access from the street. Single detached dwellings exist adjacent to the parcel to the north, east and west. A school is located south of the parcel, across Panamount Boulevard NW.

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2015 Current Population	25,993
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

Site Specific Considerations

The subject site meets the minimum R-1s parcel size requirements with 12.20 metres width by 34.5 metres depth, and has the capacity to accommodate:

- A single detached dwelling with a secondary suite;

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016**

MAP 28N

- The two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite); and
- Amenity space provisions.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan (ASP) Area* as identified on a Map1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP including: *Housing diversity and choice* policies (Section 2.3.1) and *Planned Greenfield Communities* policies (Section 3.6.1).

Calgary North Phase 2 Community Plan (2009)

The Calgary North Phase 2 Community Plan is the local area plan for Panorama Hills. The land use proposal is in keeping with Neighbourhood Area policies (Section 1.5).

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available via Panamount Boulevard NW, with no lane access. There are no parking restrictions on Panamount Boulevard NW or in the area.

The west bound bus stop for Routes 8 and 114 is located approximately 120 metres walking distance from the site, while the east bound bus stop for Routes 8, 114 and 142 is located at approximately 100 metres walking distance from the site. Both bus stops are located along Panamount 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/Building Permit stage.

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016**

MAP 28N

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

This aspect would be determined at the Development Permit/Building Permit stage, and so is not applicable for this 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 were received by CPC submission date, despite a second attempt to contact, by Administration.

Citizen Comments

No comments/ letters were received.

Public Meetings

No meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 232D2016**

MAP 28N

APPENDIX I

APPLICANT'S SUBMISSION

With regards to 338 Panamount Blvd NW located in Panorama Hills, Calgary, AB, please be advised that this application is being pursued for the following reasons:

1. Increase property value
2. Helps ease the shortage of rental housing to accommodate the city's growth
3. Addresses health and safety concern issues by provided a living space that is up to building codes and fire safety regulations
4. Provides a safe and liveable place at affordable pricing
5. The high application costs and fees have been waived – which was a main deterrent in the past
6. Provides for an additional source of income
7. Is located in a desirable and growing area – on a main street near public transit, bus stops, grocery stores, recreational center (VIVO), a movie theatre (Landmark), easy access to highways (Stoney Trail & Deerfoot), a 10 minute drive to the airport
8. Ward 3 is one of the fastest growing wards in the City – in the city's northeast and includes the communities of Martindale, Saddle Ridge, Skyview Ranch, Taradale, Coventry Hills, Panorama Hills, Harvest Hills, Country Hills and Country Hills Village
9. Ward 3 is the most populated ward in Calgary, accounting for over 22% of the city's growth in 2010
10. It continues to outpace every other ward in both residential and commercial development and with its population in excess of 100,000 people; it is unofficially the third largest "city" in Alberta after Calgary and Edmonton (City of Calgary, March 5, 2015)
11. Ward 3 – Jim Stevenson is also in support of secondary suites provided that owners are involved in the application process.

Based on the above-mentioned reasons, I am requesting approval for a Land Use Redesignation.