

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
SOUTH OF PASKAPOO DRIVE SW AND WEST OF COUGAR
RIDGE MANOR
BYLAW 235D2016

MAP 28W

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. A secondary suite does not currently exist on the site and this 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 Calgary.

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 235D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 144 Cougar Ridge Manor SW (Plan 1210568, Block 4, Lot 80) 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 235D2016

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for an additional dwelling unit in the form of Secondary Suite or Backyard Suite. These uses can be 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.

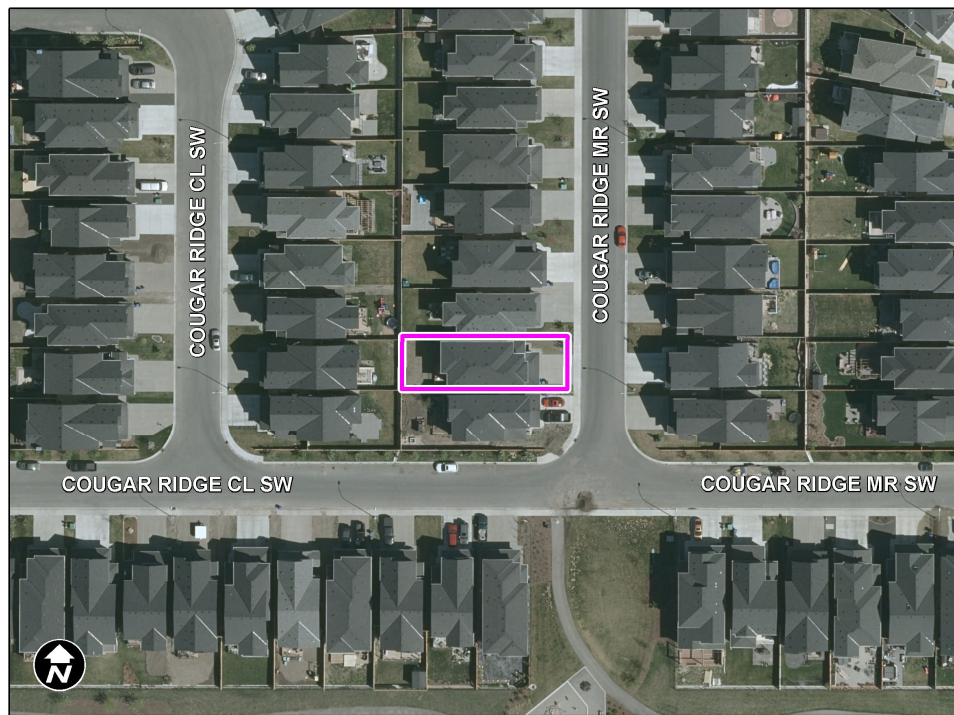
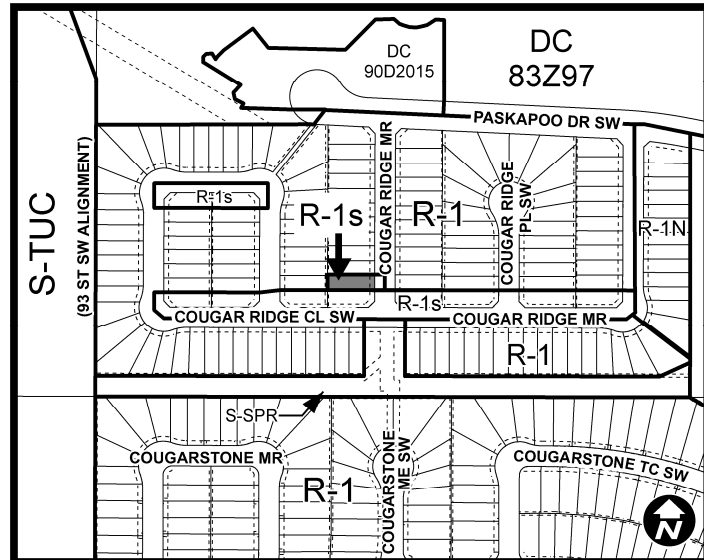
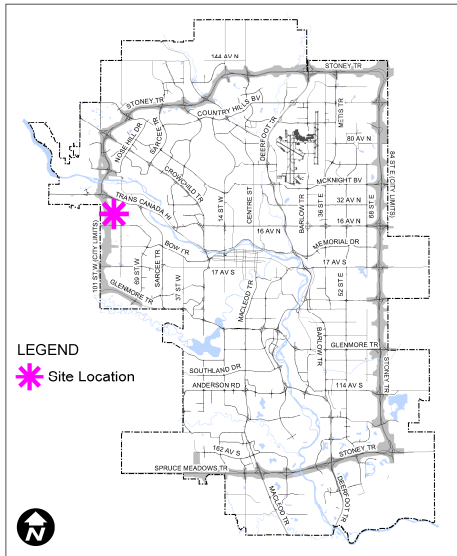
ATTACHMENTS

1. Proposed Bylaw 235D2016
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 ± (0.09 acres ±) located at 144 Cougar Ridge Manor SW (Plan 1210568, Block 4, Lot 80) 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?

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Applicant:

Rahul Swarnkar

Landowner:

Rahul Swarnkar
Neha Soni

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Cougar Ridge, the site is approximately 10.38 metres wide by 34.47 metres deep. The parcel is developed with a single detached dwelling and has a front attached double garage and driveway. Single detached dwellings exist adjacent to the parcel to the south, north and west and across Cougar Ridge Manor to the east.

Cougar Ridge	
Peak Population Year	2015
Peak Population	6954
2015 Current Population	6954
Difference in Population (Number)	± n/a
Difference in Population (Percent)	n/a %

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 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 would be considered at the Development Permit stage.

Approval of this Land Use Amendment 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 a permitting process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developing: Planned Greenfield with Area Structure Plan* as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the Land Use Amendment proposal conforms to overarching policies of the MDP.

City Wide policies in the MDP (Part 2) encourage support for the development of secondary suites. *Neighbourhood Infill and Redevelopment* (section 2.2.5) policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites). In addition, the *Housing Diversity and Choice* (section 2.3.1) policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas. The subject application meets the intention of these policies through sensitively providing additional density, more efficient use of land, and providing the variety and type of housing options available in the neighbourhood.

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 to the site is available from Cougar Ridge Manor SW. Unrestricted on-street parking is permitted in the area.

The site is located near the end of the block, approximately 600 metres from the transit stop, servicing the #98 route, and offer service to the 69 Street LRT station. There is no existing rear lane.

UTILITIES & SERVICING

Water and sanitary 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.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability feature have been provided at this time.

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

No comment was received from the Community Association at the time of this report.

Citizen Comments

One letter of objection was received from a citizen. Reasons stated for objection are summarized as follows:

1. The availability of parking for a basement suite, no room on Cougar Ridge Manor for Street Parking. This is due to the lot spacing.
2. Concerns about transient population moving into newly built suburban community. Experience in the past with basement suites as it lends itself to a revolving door of tenants.
3. People did not pay what they paid to get into this community to be surrounded by basement suites. Fear that if these begin to get approved, a trend will begin
4. Fears that the value of property will be affected negatively if basement suites are approved in the community, not the preference of families who chose suburban over inner city living.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

As the owner of the subject property, we would like to apply for redesignation of our property to R-1s (Secondary suite) for following reasons-

- Help with our mortgage: Rental income from secondary suite will help us in pay down our mortgage faster.
- Greater sense of security: Currently it is just the two of us living in this house. Furthermore, one of us goes out of town for work 4 days in a week. Having a secondary suite tenant will provide greater sense of security and help us utilize our property including utilities efficiently.
- In-law suite: This secondary suite can be used as a potential in-law suite in future. Thereby providing them safe, convenient and affordable housing.
- Increase resale value: Adding secondary suite will increase the resale value of our house and will make it more desirable among potential buyers in future.

Reasons for Approval

- Secondary suite on subject property shall be desirable among tenants due to following reasons:-
 - Area of the lot is 379.45 m². This exceeds min requirements for secondary suite.
 - Property is fairly new (constructed in Dec 2013) and has 9' high ceilings.
 - Property is just steps away from 'Canada Olympic Park' (COP) which is a world class training facility for athletes and general public. COP also offers many classes and camps for young children year-around. This proximity is preferred for families with young children and budding athletes.
 - Cougar Ridge is a mature community which provides all the necessary amenities for families.

There are only 3 secondary suites in entire Cougar Ridge community as of 06-May-2016. This approval shall help address the acute shortage of secondary suite in our community.