

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

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 in order to accommodate a Secondary Suite. The site is located in the community of Coventry Hills and is developed with a single detached home that meets the parcel size requirements for the R-1s District in the Land Use Bylaw 1P2007. The subject site does not contain a Secondary Suite at this time and the application was not submitted as 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 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 238D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 13104 Coventry Hills Way NE (Plan 0710281, Block 14, Lot 9) 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 238D2016

REASON(S) FOR RECOMMENDATION:

This application is recommended for approval for the following reasons:

- The proposed R-1s District allows for uses which are compatible and complementary with the established character of the community,
- The proposal is in conformance with the relevant policies of the Municipal Development Plan and does not conflict with the Calgary Phase 1 North Area Structure Plan (ASP),

**LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016**

MAP 34N

- The parcel has the ability to meet the intent and requirements of the Land Use Bylaw 1P2007; and,
- The parcel has the potential for lane access.

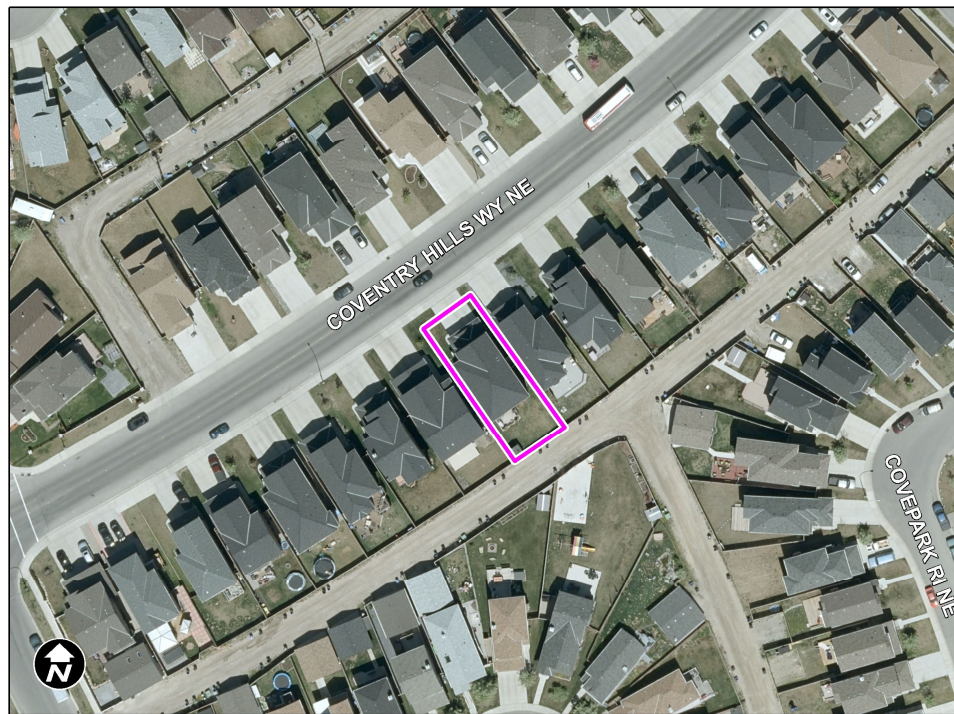
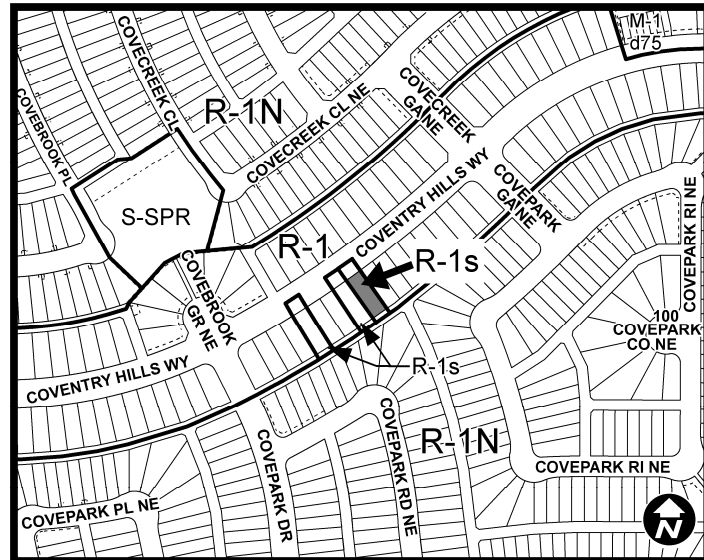
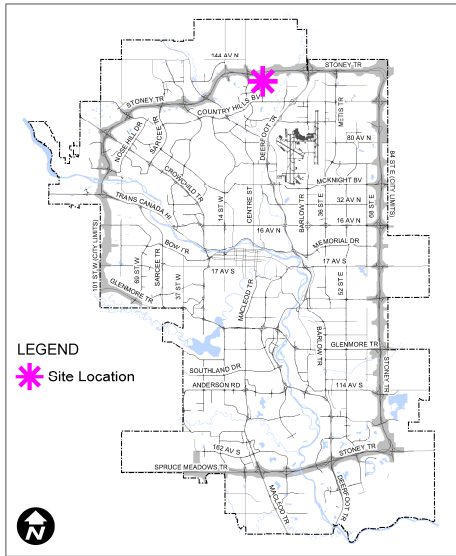
ATTACHEMENT

1. Proposed Bylaw 238D2016

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

LOCATION MAPS



LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

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 13104 Coventry Hills Way NE (Plan 0710281, Block 14, Lot 9) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: S. Keating

Carried: 6 – 0

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
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

Applicant:

Muhammad Asghar

Landowner:

Muhammad Asghar

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on Coventry Hills Way NE and east of Covepark Gate NE, in the community of Coventry Hills. The property is developed with a single detached home. The garage and double driveway are accessed from the front of the site facing Coventry Hills Way NE the parcel also has lane access. The site is flat.

Surrounding uses in all directions are single detached dwellings either designated R-1 District or R-1N District. Two nearby parcels are designated R-1S District, one is located 4 properties west of the subject site, and the other immediately west of the subject site.

The following table provides demographic information regarding the population trend in Coventry Hills. The 2015 population is also the peak population year for this community.

Coventry Hills	
Peak Population Year	2015
Peak Population	17,546
2015 Current Population	17,546
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed Residential–One Dwelling (R-1s) District is intended to accommodate a Secondary Suite on a parcel containing a Single Detached Dwelling. In addition to the uses listed as permitted and discretionary in the Residential–One Dwelling (R-1) District, the proposed district provides the opportunity to develop one of two additional uses: Secondary Suite (permitted use) or Backyard Suite (discretionary use).

The approval of this land use amendment does not constitute approval of a specific Secondary Suite; it adds the Secondary Suite uses so that an application can be submitted later through the development and building permit process.

**LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016**

MAP 34N

SITE SPECIFIC CONSIDERATION

The subject site has a width of 12.1 metres and a length of 33.4 metres. The area of the parcel is 413.1 square metres. These exceed the minimums listed in Land Use Bylaw 1P2007 for R-1s sites.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

The most relevant policy sections of the SSRP to this item are:

- Efficient Use of Land; and
- Community Development

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developing Residential Area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP including: Neighbourhood Infill and redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Calgary Phase 1 North Area Structure Plan (1980)

The ASP identifies this area for low density residential district. The proposed district meets this intent.

TRANSPORTATION NETWORKS

The subject site can accommodate the required parking on the parcel, and street parking is also available. Vehicular access is presently taken from the front of the parcel, the site also has access to a rear lane if additional access is required.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No specific measures to address environmental sustainability are included in the proposal.

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

The application was circulated to the North Hills community association. No comments were received.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No meetings were held by either the Applicant or Administration.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
COVENTRY HILLS WAY NE
AND EAST OF COVEPARK GATE NE
BYLAW 238D2016

MAP 34N

APPENDIX I

APPLICANT'S SUBMISSION

Our house was built in 2007 which is two stories detached house with 2315 sq ft above grade area, over 800 sq ft basement area with walk up separate entrance, front and back yard. The house is located on main road of Coventry Hills Way and has easy access to back alley. Bus stop is nearby on the Coventry Hills Way and it is also close to shopping centers, parks, schools and Library. Sports, swimming and gym facilities are located in nearby Vivo center. All this makes the community very desirable for living.

We would like to build a legal and safe secondary suite in our house basement for the following reasons.

1. To provide a low rent residence option for people who can not afford buying home or pay exorbitant rent of apartments in an apartment complex.
2. Help us to pay mortgage and taxes in current tough economic conditions of Calgary/Alberta.

Parking Lot: The house has double attached garage, two parking spots on the driveway and one spot on the street. One parking spot on the driveway is allocated to people living in the Secondary suite.

Amenity Space: Amenity area of 9' x 10' is allocated in the back yard for people living in the Secondary Suite.