

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANATELLA BOULEVARD NW AND PANAMOUNT HILL NW
BYLAW 150D2016**

MAP 28N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) 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 to Administration's knowledge.

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 May 05

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 150D2016; and

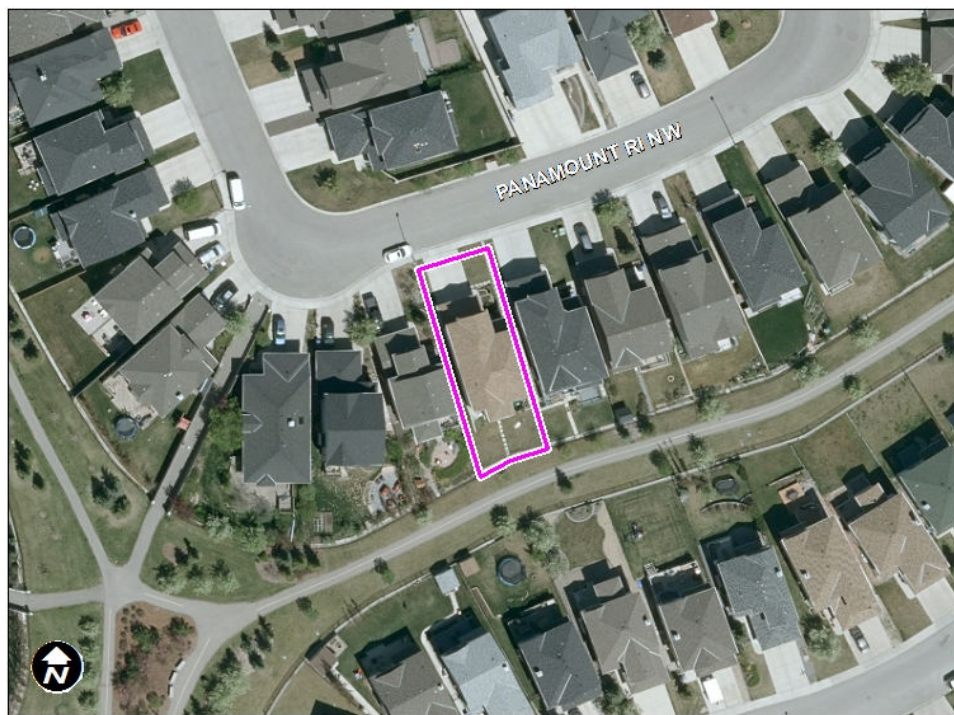
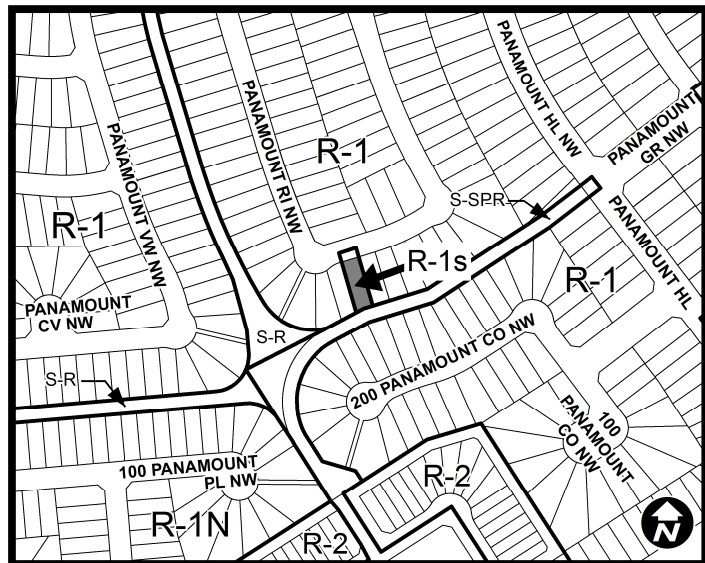
1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 110 Panamount Rise NW (Plan 0413956, Block 39, Lot 49) from Residential One Dwelling (R-1) District **to** Residential One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 150D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite, backyard suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has a double front load garage in order to accommodate the required additional parking stall. The site is located approximately 300 metres from public transit.

ATTACHMENTS

1. Proposed Bylaw 150D2016
2. Public Submission

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 110 Panamount Rise NW (Plan 0413956, Block 39, Lot 49) from Residential One Dwelling (R-1) District **to** Residential One Dwelling (R-1s) District.

Moved by: C. Friesen

Carried: 6 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Samuel Law

Landowner:

Samuel Law
Julie Law

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Panorama Hills, the site is approximately 12.2 metres wide by 34.8 metres deep. The parcel is developed with a single detached dwelling with an attached front load garage. Single detached dwellings exist to the north, south, west and east of the parcel. One block south is also the St. Jerome School. The parcel is approximately 300 metres from a bus stop.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite). The subject site does not meet the minimum R-C1s parcel width requirements (15.0 metres). As such, the site would require a minor relaxation to the Land Use Bylaw 1P2007 requirements in order to accommodate a secondary suite. Any required relaxations may be considered at the development permit stage. 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.

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).

There is no local area plan for Panorama Hills.

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TRANSPORTATION NETWORKS

The subject site has access from Panamount Rise NW with no rear lane. Transit is located approximately 300 metres to the north 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.

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

- No comments were received at the time of writing this report.

Citizen Comments

- Three letters of opposition were submitted with the highlighted issues being:
 - overcrowded parking;
 - noise;
 - property upkeep;
 - excessive garage overflowing; and
 - reduced property values.

Public Meetings

- No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

To Calgary Planning Commission and City Council

I Samuel Law, owner of 110 Panamount Rise NW, am making an application for Land Use Redesignation from the current R-1 district to R-1s to accommodate the additional use of a Secondary suite within the basement.

We are seeking approval for the Redesignation because we believe our property is suitable to allow for a single tenant suite in the basement. Our street faces a corner lot which has adequate street parking for visitors, but we also have enough parking within the driveway and garage. The house itself, the backyard faces on to a greenspace with pathway, and the basement entry has its own entrance as this is a walkout basement. The basement windows were built to address all egress issues.

Our house location is within walking distance to bus stops, the nearest bus stop is 400m away, while the main central North Central bus stop (Routes 301, 420, 421, 8, 86, 114, 425 and 430) is 1 km away. The property is also within walking distance to 4 schools.

This property was purchased by myself and my sister and has been family owned and lived in since 2003. My mom and sister currently live in this house and we are hoping to still reside in this house even with the secondary suite in place.

Thank you for your time and consideration.