

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOULEVARD AND SOUTH OF
STONEY TRAIL NW
BYLAW 53D2015

MAP 34N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from R-1 to R-1s to allow for a secondary suite. 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2015 March 12

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 53D2015; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 13120 Coventry Hills Way NE (Plan 0710281, Block 14, Lot 5) 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 53D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). The uses of Secondary Suite and Backyard Suite can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the land use district R-1s is appropriate for the site.

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 the Land Use Bylaw 1P2007.

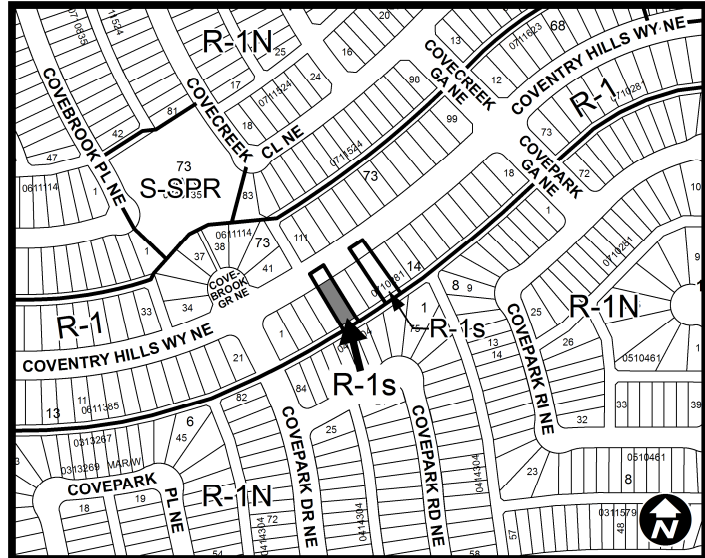
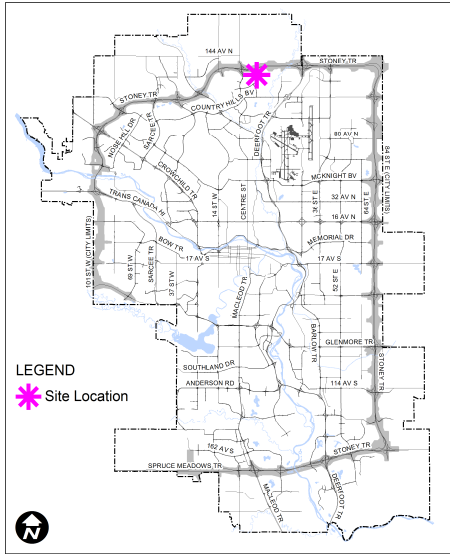
ATTACHMENT

1. Proposed Bylaw 53D2015

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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 (0.10 acres \pm) located at 13120 Coventry Hills Way NE (Plan 0710281, Block 14, Lot 5) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: W. Smithers

Carried: 7 – 1
Opposed: S. Keating

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Applicant:

Keith McDonald

Landowner:

James K McDonald
 Jocelyn McDonald

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation?</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns?</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns?</i>	No	7
Public Engagement <i>Were major comments received from the circulation?</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the low density residential neighbourhood of Coventry Hills. Immediately surrounding the subject site on all sides is Residential One Dwelling (R-1) District. The R-1 district designated blocks back directly onto Residential Narrow Parcel One Dwelling (R-1N) District designated lots on both the north and south sides.

An R-1s lot approved by Council 2014 December 08 is located three parcels east of the subject site.

The subject site is an interior rectangular shaped lot approximately 12 metres by 33 metres (39 by 108 feet) in size. The parcel is currently developed with a single detached dwelling with a front attached double garage accessed via Coventry Hills Way NE. The site is also served by a rear lane. The parcel currently provides on-site parking within an existing front attached double garage.

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-1s district allows for one additional permitted use (Secondary Suite) and 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 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

The subject site is located within the *Developing Residential Area* and more specifically the *Planned Greenfield with Area Structure Plan (ASP) Area* as identified on Map 1 of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping of overarching MDP policy areas including: Neighbourhood Infill & Redevelopment and Housing Diversity & Choice policies.

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More specifically, the general MDP description of the *Planned Greenfield Communities* refers to the Sustainable Suburbs Study proposing greater community densities and a mix of residential uses.

Neighbourhood Infill and Redevelopment 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).

The Area Structure Plan applicable to the subject site is the *Calgary North ASP Phase 1 Plan* which identifies the site as part of the residential area. Although secondary suites are not specifically identified in the ASP, an overarching goal of the plan is to accommodate a diversity of housing types and forms to be provided.

TRANSPORTATION NETWORKS

The parcel currently provides on-site parking within an existing front attached double garage. The site is also served by a rear lane which may potentially provide additional on-site parking.

Transit Service is available on Coventry Hills Way and the associated transit stop is located within 100 metres of the subject parcel.

UTILITIES & SERVICING

Water, sanity and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvement 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Northern Hills Community Association.

Citizen Comments

Administration received one letter of support to the application.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My wife and I are moving into our son's basement suite as they are facing high child care costs causing them a financial burden. The second reason is, it would be very helpful to my wife and I as we are both seniors it would give us affordable housing as our pension is being stretched. We will not be parking on the street but in his garage. A professional contractor will be employed to make the necessary renovations and ensure the suite is built correctly and safely. In the area is a bus route along Coventry Hills Way NE and there are a couple of parks nearby. There are 3 schools in Coventry, one Jr. High, one elementary school and one elementary Catholic school.

The reason we need the rezoning and secondary suite approval is that it will give us our dignity and privacy. This suite will be our home and being able to cook a meal in our home is important to us giving us our independence and not become a burden to our family.