

**LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018**

MAP 1NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached double-storey dwelling with an attached double garage at the front. To Administration’s knowledge there is not an existing suite located on the parcel 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)

2018 January 11

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 79D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 421 Coral Springs Place NE (Plan 9411564, Block 1, Lot 208) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 79D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007. The proposal for a Secondary Suite does not contradict the Foxdale Area Structure Plan (1989).

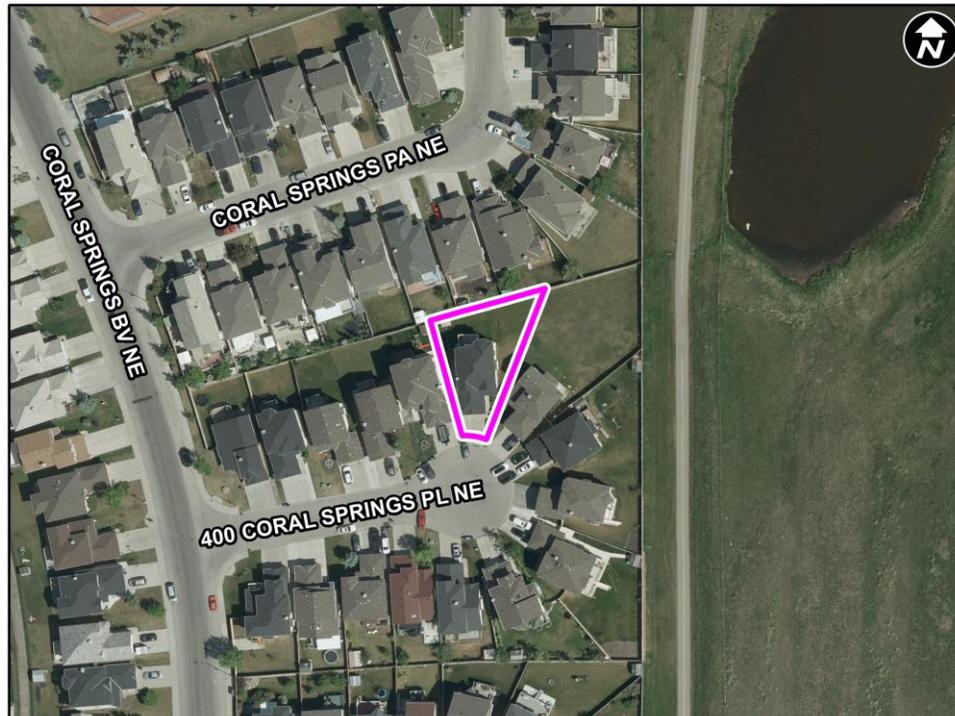
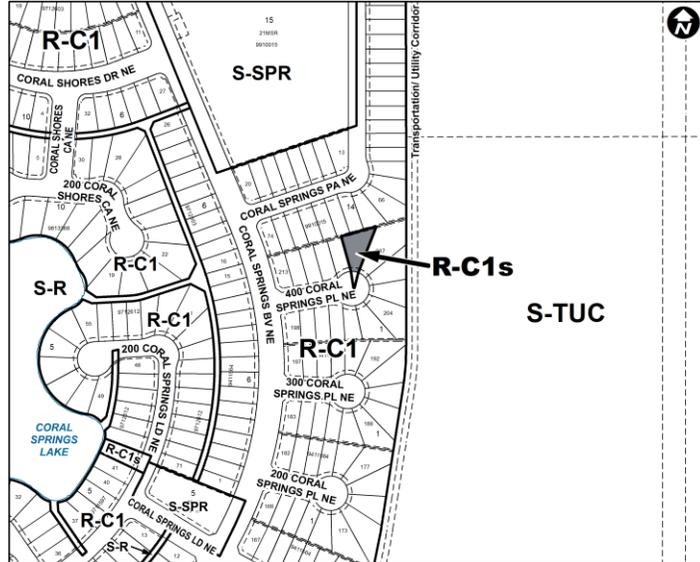
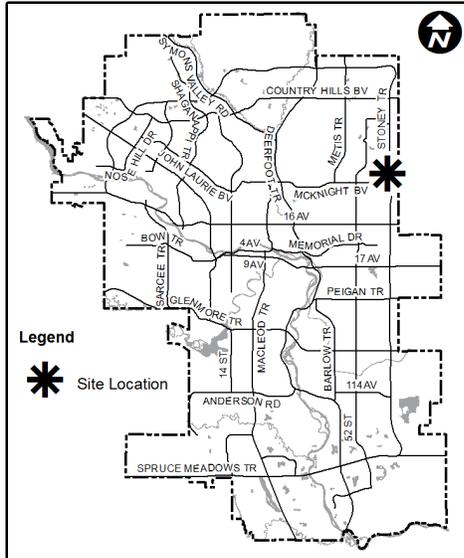
ATTACHMENT

1. Proposed Bylaw 79D2018

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018

MAP 1NE

LOCATION MAPS



LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018

MAP 1NE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 421 Coral Springs Place NE (Plan 9411564, Block 1, Lot 208) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 7 – 1

Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application for the secondary suite in the property for the following reasons:
 - The location at the end of a cul-de-sac reduces the frontage available for on-street parking.
 - No rear lane to allow for access to potential parking.
 - A short cul-de-sac will lessen parking for the homes on the cul-de-sac.

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018

MAP 1NE

Applicant:

Charan Saini

Landowner:

Balwinder K Sani

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Coral Springs, the site is approximately 19.0 metres by 34.0 metres and 637.8 square metres in size and is developed with a two-storey single detached dwelling, and an attached two-car garage that is accessed from Coral Springs Place NE. Surrounding development consists of low-density residential to the north, east, south, and west of the site. Stoney Trail is in close proximity to the east of the parcel. There are several parks and schools around the subject site.

According to data from The City of Calgary 2017 Census, the following table identifies Coral Spring’s peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Coral Springs	
Peak Population Year	2006
Peak Population	6,166
2017 Current Population	5,792
Difference in Population (Number)	-374
Difference in Population (Percent)	-6%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018**

MAP 1NE

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Foxdale Area Structure Plan (1989)

The Foxdale ASP does not address secondary suites but allows for higher densities than contemplated in the plan in accordance with the Municipal Development Plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coral Springs Place NE and there is no rear lane. Parking is provided in a double garage with access from Coral Springs Place NE. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit bus service (Routes 21 and 55) with bus stop locations within approximately 200 metre walking distance of the site on Coral Springs Boulevard NE.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application.

**LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018**

MAP 1NE

GROWTH MANAGEMENT

This land use amendment 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 MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Coral Springs Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018

MAP 1NE

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- Invest in house to increase income so as to pay down Mortgage.
- will enable my extended family to live near by.
- Likely to increase the value of the property.
- will be a safe secondary suite that will meet all requirement under Alberta Safety Code Act.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?

- Neighbours were met and informed about our intention to change zoning of my property from RCI to RCIS. and our intention to renovate basement suite to have it passed by City Authorities as a self living suite they did not seem to have objection to it.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

- AN ATTACHED Double garage provides a safe parking for two vehicles, Apart from this 2 vehicles parking is available on the Driveway in the front of the house

4) Are there any potential negative impacts of this development that you are aware of?

NONE, that I am aware of.

G. Brenkman

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE
BYLAW 79D2018

MAP 1NE

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

