

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
NORTH OF OLD BANFF COACH ROAD SW AND WEST OF
COUGAR RIDGE DRIVE SW
BYLAW 287D2016

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 September 22

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 287D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 68 Cougarstone Square SW (Plan 0213399, Block 04, Lot 32) 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 287D2016.

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.

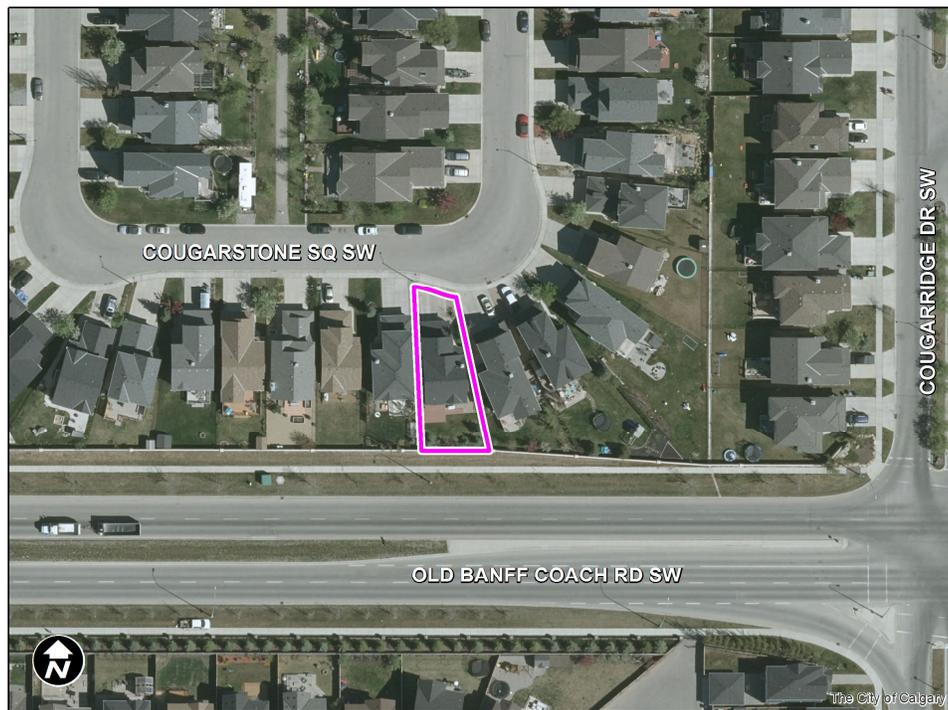
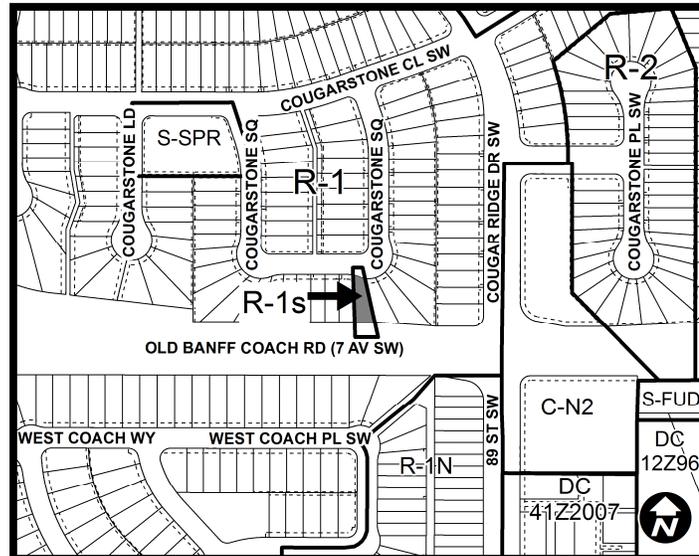
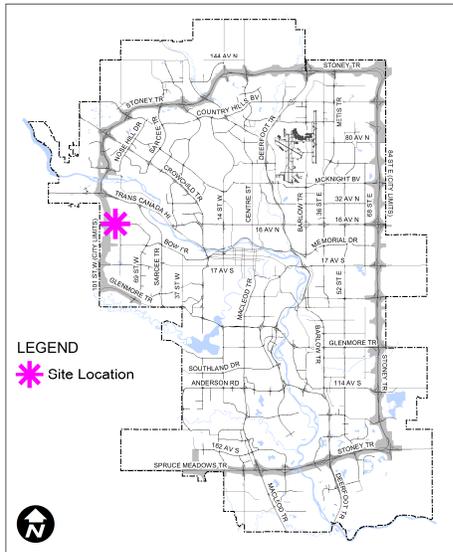
ATTACHMENT

1. Proposed Bylaw 287D2016

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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 68 Cougarstone Square SW (Plan 0213399, Block 04, Lot 32) from Residential - One Dwelling (R-1) District **to** Residential - One Dwelling (R-1s) District.

Moved by: J. Gondek
Absent: G. Morrow

Carried: 5 – 1
Opposed: M. Foht

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Applicant:

Mitchell Castejon

Landowner:

Mitchell Castejon
Madonna Castejon

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Cougar Ridge, the parcel complies with the R-1s rules of the Land Use Bylaw in terms of parcel width, length and area. 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, east and west and across Cougarstone Square to the north.

| Cougar Ridge | |
|------------------------------------|------|
| Peak Population Year | 2016 |
| Peak Population | 7015 |
| 2016 Current Population | 7015 |
| 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

The site is located, approximately 300 metres from the transit stop, servicing Route 98, with service to the 69 Street SW LRT station. There are no parking restrictions. Parking should be provided at the time of a Development Permit. 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 features 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 comments received by CPC Report submission date.

Citizen Comments

Five letters of objection was received. Summary of concerns are:

1. The lack of parking for additional dweller or visitor, no on street parking available at this corner of Cougarstone Square. This is due to the tight lot spacing and curvature of road.
2. Concerns with becoming future pure dual rental property, not owner occupied. Houses are coming to an age where maintenance and updating will need to be reinvested in the homes.
3. Family oriented neighbourhood, safety of children with more parked cars and increase traffic.
4. Reason for choosing this community – single family homes. Fear of precedent setting where the neighbourhood becomes neglected as in other high rental neighbourhood.
5. Medium density affordable housing is already available in the community.
6. Cougarstone is at the edge of the city with no school, lack of services and a long distance from any primary transit. Not an ideal location for density.
7. Concern of higher fire risk with houses close together.

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8. Fears that the value of property will be affected negatively.
9. Experience of past incident in the neighbourhood, where a neglected rental property was occupied by criminal elements.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

1. First and foremost, we want to have our basement suit rented out for economic reasons. I, Madonna Castejon was recently diagnosed with breast cancer and I am off work with almost no income. I would like to create some form of revenue to support myself and my three kids.
2. If we are going to rent out our basement, we would like it to be legal and would like to comply with all the building and safety codes. Thankfully, this program was initiated by the City of Calgary which allows us to apply without the steep cost of the application.
3. Lastly, the rent in our city sky rocketed so much that it is challenging for people who don't have any properties to find a place in that is affordable. We would like to help out people who are young or are starting out in their careers or those who have marginal incomes to have a safe place to live.