

LAND USE AMENDMENT  
COPPERFIELD (WARD 12)  
COPPERPOND STREET SE EAST OF COPPERPOND HEIGHTS SE  
BYLAW 23D2018

MAP 35SSE

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. 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)**

2017 November 16

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 23D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 98 Copperpond Street SE (Plan 1411498, Block 57, Lot 42) 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 23D2018.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s 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 East McKenzie Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

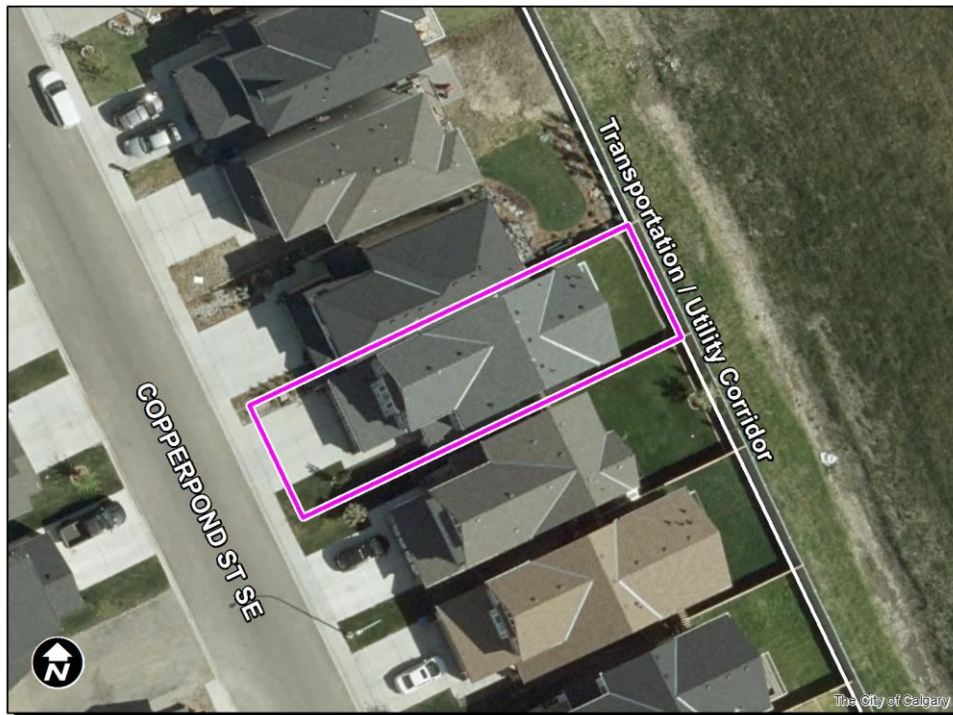
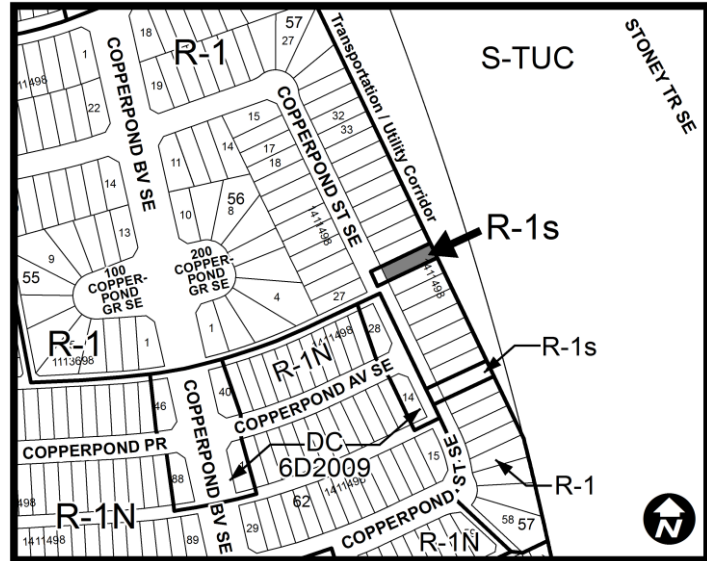
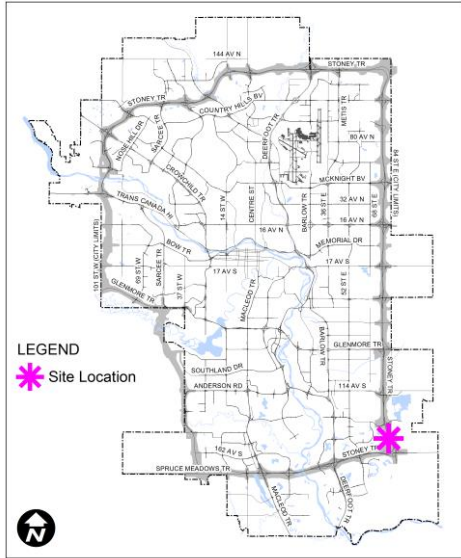
**ATTACHMENT**

1. Proposed Bylaw 23D2018

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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 ± (0.10 acres ±) located at 98 Copperpond Street SE (Plan 1411498, Block 57, Lot 42) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: J. Gondek**

**Carried: 8 – 0**

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**Applicant:**

Divyesh Arvindbhai Soni

**Landowner:**

Divyesh Arvindbhai Soni

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-1 setting in the community of Copperfield, the site is approximately 10 metres by 35 metres in size and is developed with a two-storey single detached dwelling. There is a two car front attached garage that is accessed from Copperpond Street SE. Single detached dwellings exist to the north, south and west of the site. In the rear and to the east exists a grassed transportation/utility corridor with berm, followed by Stoney Trail.

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

<b>Copperfield</b>	
Peak Population Year	2017
Peak Population	13,017
2017 Current Population	13,017
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

The proposed R-1s 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.

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**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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

East McKenzie Area Structure Plan (2001)

The subject property is located within the residential area of the East McKenzie Area Structure Plan (ASP). The purpose of the residential area is to “provide for a range of low to medium density residential development”. In regards to housing, the ASP calls for a diversity in housing forms to meet the needs of various income groups and lifestyles.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Copperpond Street SE. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 260 metre walking distance of the site on Copperpond Street SE. On-street parking adjacent to the site is unregulated.

**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.

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**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 Marquis de Lorne Community Association.

**Citizen Comments**

Administration did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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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?

With redesignation from R-1 to R-1s, I can develop my basement as a secondary suite which might help accommodating one family in existing setup with their own independence of separate entrance, laundry and temperature control. It would be great convenience for tenant as our Copperfield community has very easy access to both Deerfoot and Stoney trail. This will definitely help me create extra income to balance my personal life in this time of financial hardship. City will also be an instrument to provide reasonably cheaper accommodation to one Calgarian family and get more revenue in the form of property tax collection.

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

I have very quiet, well mannered, gentle neighbor both sides of my house. We have really good relation by chatting with each other and we share responsibilities like helping to put garbage bins back, snow removal, sharing cost of common construction for building fence etc. We keep each other informed if we see any strangers around our houses. We always ready to help each other with mutual understanding. I talked to both neighbor about this development and they don't have any objection at all.

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

I will provide required parking on my drive way to the secondary suite owner in my parcel.

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

There would not be any negative impact of this development as I leave in the home and while I am in the home this development will take place. It might take up to 3 months after redesignation and building permit is approved. I will have professional contractor to develop it. He will take care of noise, material and other measures to take care. We will take all the steps to maintain peace and harmony in our community.

NOTE: Applicants must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

**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 simply 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.

