

**LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT ROAD NW
BYLAW 322D2017**

MAP 28N

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 August 24

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 322D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 610 Panamont Boulevard NW (Plan 0713848, Block 62, Lot 196) 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 322D2017.

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 and guidance of the *Municipal Development Plan, Calgary North Phase 2 Community Plan, and the Panorama Hills Concept Plan*, and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

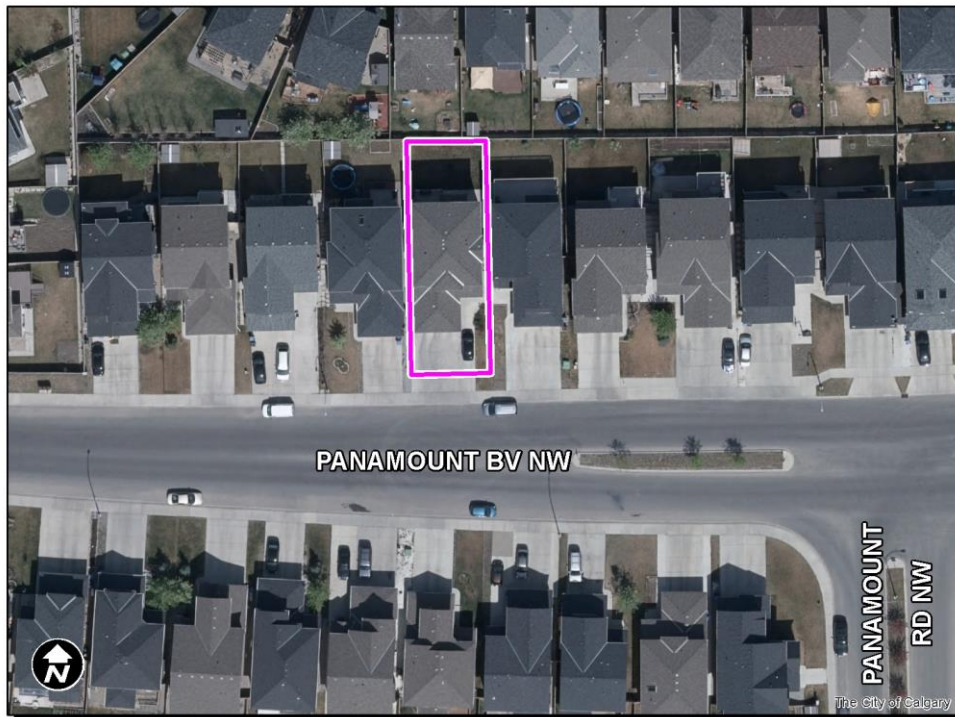
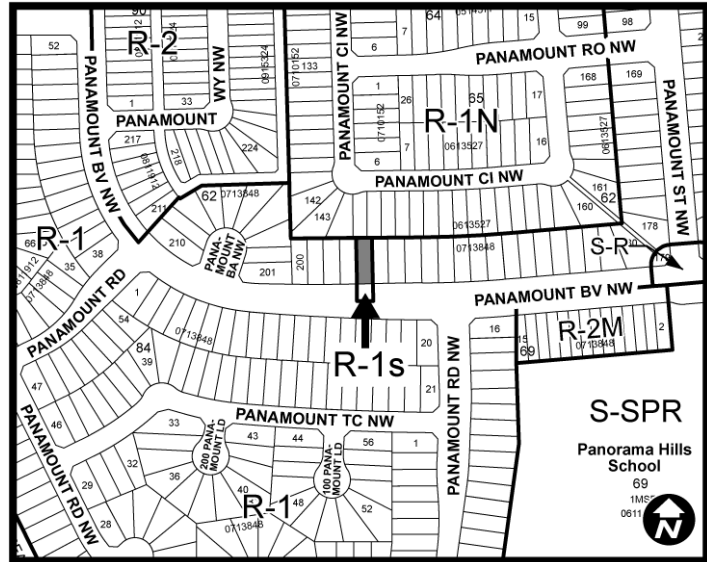
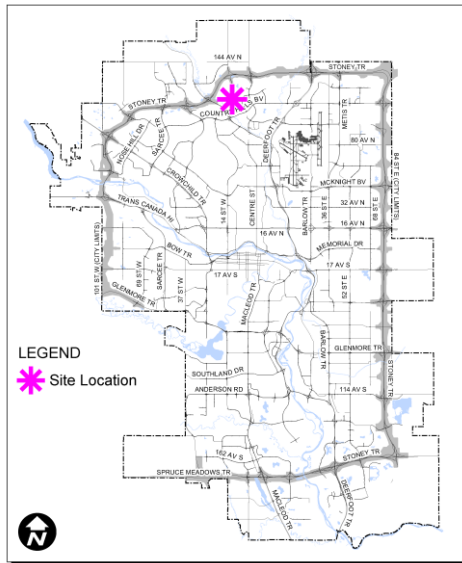
ATTACHMENT

1. Proposed Bylaw 322D2017
2. Public Submission

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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 (0.09 acres \pm) located at 610 Panamount Boulevard NW (Plan 0713848, Block 62, Lot 196) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: L. Juan
Absent: R. Wright

Carried: 4 – 1
Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed the R-1s land use application because there is no lane, and no apparent capacity/space on the site and on adjacent streets to accommodate the required parking.

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Applicant:

Ikechukwu Okafor

Landowner:

Ikechukwu Okafor
Martina Okafor

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Panorama Hills, the site is approximately 12 metres by 34 metres in size and is developed with a two-storey single detached dwelling, a two-car garage that is accessed from Panamont Boulevard NW and, a one-car parking pad that is accessed from Panamont Boulevard NW, adjacent to the driveway for the two-car garage. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Panorama Hills' peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2016 Current Population	25,729
Difference in Population (Number)	-264
Difference in Population (Percent)	-1%

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 a “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).

Calgary North Phase 2 Community Plan (1999)

The subject site is located within a “Neighbourhood Area” as identified on the Concept Plan (Map 2) of the *Calgary North Phase 2 Community Plan* (CNP2CP). Although the CNP2CP makes no specific reference to the site, the land use proposal is consistent with the applicable policies of the CNP2CP. The intent of the Neighbourhood Area in the CNP2CP is to provide a variety of housing types (subsection 1.5) and to include single detached dwellings with or without secondary residential units (subsection 1.5.1).

Panorama Hills Concept Plan (1994)

The subject site is located within a “Residential” area as identified on the Concept Plan (Map 1) in the *Panorama Hills Concept Plan* (PHCP). Although the PHCP makes no specific reference to the site, the site is consistent with the applicable direction of the PHCP. The direction for the Residential area is to provide for a mix of housing types (subsection 5.2(a)) and to generally maintain a residential density of 12-15 units per hectare (subsection 5.2(b)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Panamount Boulevard NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 50 metre walking distance of the site on Panamount Boulevard NW. On-street parking adjacent to the site is unregulated.

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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.

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 Northern Hills Community Association.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Panorama Hills was built for single families;
- Panamount Boulevard NW has a bus route;
- Panamount Boulevard NW is a collector road;
- Increase to the number of vehicles parked on-street on Panamount Boulevard NW; and
- Vehicles parking on-street blocking driveways.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a re-designation of our property to enable us to build a secondary suite. The need for this is because we now have an adult child who intends to settle in the basement wing of the premises with his own family and there is every need to ensure that we are in compliance with the laws of the City of Calgary while still maintaining the family bond that we share within our family.

We are law abiding citizens of our City and we are very proud to remain so. We understand the importance and support the need for everyone to comply with City by-laws and regulations and we do not want to exceptions.

We thank you in anticipation of a favourable consideration of our application.

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.

