

**LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE
BYLAW 107D2018**

MAP 27N

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)

2018 February 08

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 107D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 88 Coventry Hills Drive NE (Plan 0410409, Block 26, Lot 6) 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 107D2018.

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), that is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Calgary North Phase 1 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

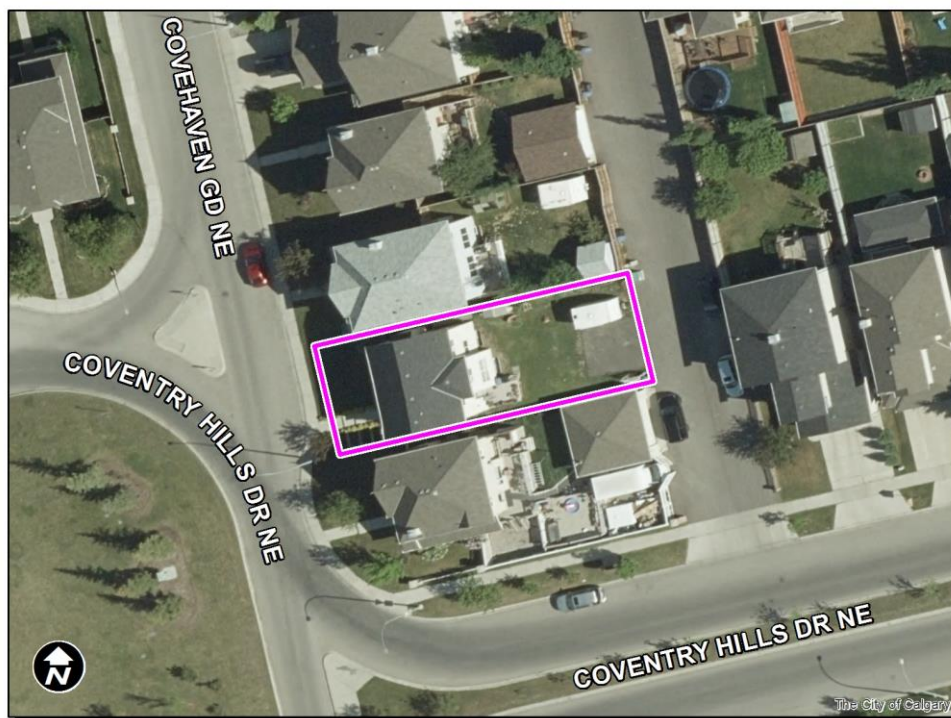
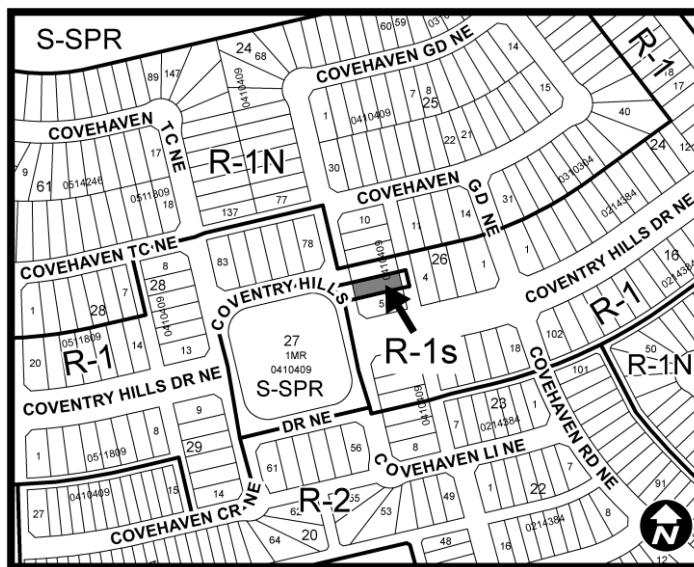
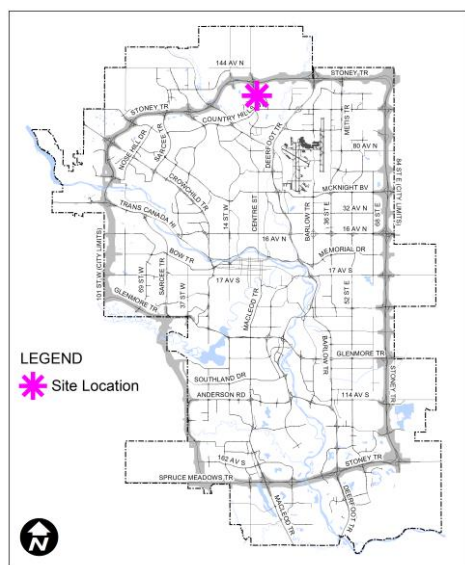
ATTACHMENT

1. Proposed Bylaw 107D2018

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LOCATION MAPS



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ADMINISTRATION'S 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 88 Coventry Hills Drive NE (Plan 0410409, Block 26, Lot 6) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: L. Juan

Absent: E. Woolley and R. Vanderputten

Carried: 7 – 0

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Applicant:

David M T Hayes

Landowner:

David M T Hayes

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Coventry Hills the site is approximately 11 metres by 33 metres in size and is developed with a two -storey single detached dwelling and a parking pad that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

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

Coventry Hills	
Peak Population Year	2017
Peak Population	17,564
2017 Current Population	17,564
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 is 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 Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). 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).

Calgary North Phase 1 Area Structure Plan (1980)

According to this policy document, the subject site is designated “Residential”. There are no specific comments on secondary or backyard suites within this document.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coventry Hills Drive NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Coventry Hills Way NE. 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 Northern Hills 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

As a ten year resident of Country Hills I've come to love my community, I have gotten to know my neighbours and feel that I wanted to invest in my community long term.

When my father died a few years ago I moved my mother in with me, recognizing that seniors facilities area are crowded and understaffed, though they do their best there is no substitute for the love and care family can provide. As my mother ages she is having a harder time with stairs which caused me to think about solutions.

As I began to think of solutions I also started to watch the reality show "Tiny House" and I began to hear numerous discussions in our city about laneway suites, as time passed I decided that I wanted to build a small laneway home for my mother. When she is no longer with me I thought I'd move into it and let my son and his family live in the main house. It seems like a perfect way to care for loved ones and lessen the burdens on senior long care facilities.

Having a laneway house adds a safety factor in that there's someone watching people roam alleyways looking for theft opportunities, two of my neighbours have had their garages broken into.

On April 28. 2016 I emailed the Northern Hills Community Association to ask if the community supports this type of development, no one answered my email. I have spoken to my neighbours that are closest to me and they support the idea to rezone and build a laneway home, they have indicated they would write letters of support as well. I also phoned Simon Cheng the planning rep for our community, I've left two messages during October and have not had a returned call as yet.

I understand that parking must be satisfied so I'd build on one side of the property so that there would be a long driveway to pull two cars into.

I'm not aware of any negative impacts as I would be mindful of windows that look into neighbour properties, mindful of having the building blend in, mindful of parking and garbage disposal, simple things that can sometimes annoy neighbours. It is my plan to live my retirement years in the laneway home once my mother no longer needs it.

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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.

