

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0728
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**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
LOC2018-0051, Bylaw 206D2018**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Wendy Huang on 2018 March 08 on behalf of Wendy Huang, Siou Vinh Chhi and Jian Wei Huang and proposes to change the land use designation of this property from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

ADMINISTRATION RECOMMENDATIONS

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 570 Panatella Boulevard NW (Plan 0714119, Block 70, Lot 78) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere
Opposed: M. Foht

Carried: 6 – 1

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 206D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 570 Panatella Boulevard NW (Plan 0714119, Block 70, Lot 78) 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 206D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 1. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

BACKGROUND

This application was submitted prior to 2018 March 12 when Council approved new rules for Secondary Suites and Backyard Suites.

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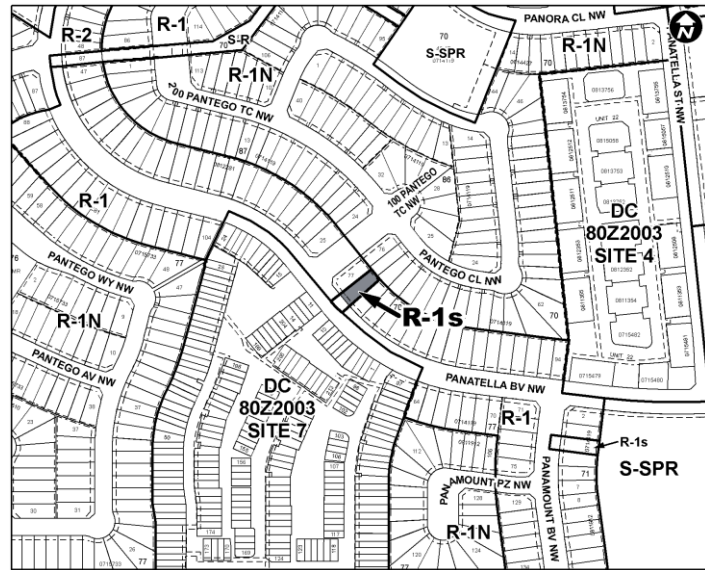
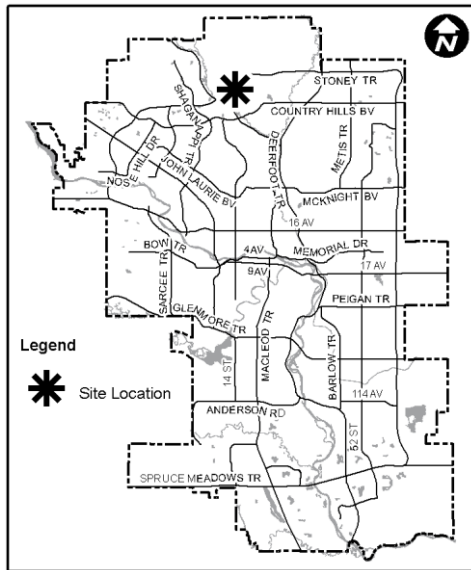
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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Location Maps



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Site Context

The subject site is located in the northwest community of Panorama Hills. Surrounding development consists of low-density residential to the north, east and west of the site, while multi-residential dwellings are situated across Panatella Boulevard NW from the subject site. A school and community parks are situated within walking distance of the subject site.

The site is approximately 12.5 metres by 35 metres in size and is developed with a double storey single detached dwelling with a double attached garage with vehicular access from Panatella Boulevard NW. The single detached dwelling is developed with a walk-out basement.

As identified in *Figure 1*, Panorama Hills has experienced a minor population decline from its peak in 2015.

Figure 1: Community Peak Population

Montgomery	
Peak Population Year	2015
Peak Population	25,993
2017 Current Population	25,925
Difference in Population (Number)	-68
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Panorama Hills](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use District

The proposed Residential – One Dwelling (R-1s) District is a low density residential designation in developing areas that is primarily for single detached homes that may include a secondary suite.

This proposal would allow 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.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Panatella Boulevard NW. On-site parking is provided in a double attached garage and on-street parking adjacent to the site is unregulated.

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The area is served by Calgary Transit bus service with a stop located directly in front of the house. This bus route provides access from North Pointe transfer station via Bus Rapid Transit to downtown Calgary.

Utilities and 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.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on the Planning and Development On-line Map.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration received an email of no objection to the application from the Panorama Hills Community Association. Administration did not receive any letters of objections to the application from the public.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential – Developing – Planned Greenfield with Area Structure Plan' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developing Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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Local Community and Area Plans

There is no local area plan for Panorama Hills.

Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with this proposal.

REASONS FOR RECOMMENDATION:

The proposed R-1s District 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 can meet the intent of *Land Use Bylaw 1P2007*.

ATTACHMENTS

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 206D2018