

**LAND USE AMENDMENT  
EDGEMONT (WARD 4)  
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF  
SHAGANAPPI TRAIL NW  
BYLAW 354D2017**

**MAP 13NW**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) 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 October 05

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 354D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 132 Edgevalley Circle NW (Plan 9110318, Block 12, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 354D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s 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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

1. Proposed Bylaw 354D2017



CALGARY PLANNING COMMISSION  
REPORT TO COUNCIL  
2017 NOVEMBER 20

ISC: UNRESTRICTED  
CPC2017-363  
LOC2017-0216  
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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 132 Edgevalley Circle NW (Plan 9110318, Block 12, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

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**Applicant:**

Helen Ang

**Landowner:**

Benedict Ang  
 Helen Ang

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Edgemont the site is approximately 15 metres by 37 metres in size and is developed with a bungalow style single detached dwelling, a two-car garage that is accessed from the front of the site.

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

<b>Edgemont</b>	
Peak Population Year	2003
Peak Population	17,667
2017 Current Population	15,701
Difference in Population (Number)	-1966
Difference in Population (Percent)	-11%

**LAND USE DISTRICTS**

The proposed R-C1s 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 (Secondary 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 Developed – Established Area” 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 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).

## TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgevalley Circle and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metres walking distance of the site on Edgevalley Way NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

## 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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Edgemont 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

0216

To whom it may concern,

We would like to apply for the secondary suite designation of R-C1s for the purpose of accommodating our aging parents. They have lived in Edgemont for the past 27 years and are about two blocks away for our home. They wish to stay in the community as they are familiar with the area. All of the family members (5 children & 14 grand children) are also residing in the community of Edgemont which makes it convenient for all to be close by. They currently live in a 2 storey house with curved stairs and sunken living and family rooms that is increasingly more difficult to navigate. Mom has had a hip surgery a couple years ago and has slowed since then. Dad has annual driver's test and we anticipate soon that this privilege will inevitably put an end to his driving.

We live in a bungalow and this would be a good opportunity for them to age near their current home. We have a double garage and a 7.9m triple wide driveway. Parking will not be a problem as we will only have two vehicles. Our own plan is to retire in this home so our intent is not to create a rental property.

Thank you for your consideration,



HELEN ANG

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APPENDIX II

SECONDARY AND BACKYARD SUITE DEFINITIONS

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.

