

**LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
SOUTH OF 130 AVENUE SE AND EAST OF 52 STREET SE
BYLAW 186D2017**

MAP 2SE

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 and the application was 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 April 20

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 186D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 77 Brightoncrest Heights SE (Plan 0912271, Block 58, Lot 40) 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 186D2017.

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

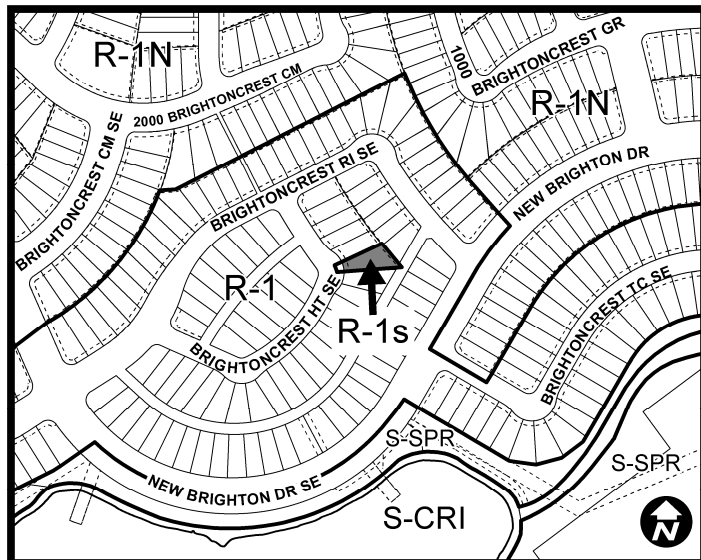
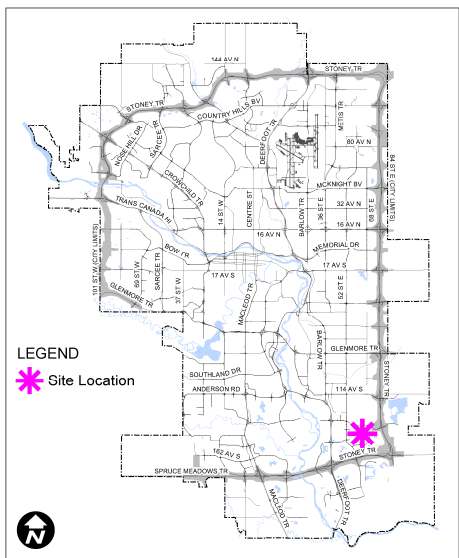
ATTACHMENTS

1. Proposed Bylaw 186D2017
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 0.05 hectares \pm (0.12 acres \pm) located at 77 Brightoncrest Heights SE (Plan 0912271, Block 58, Lot 40) from Residential - One Dwelling (R-1) District **to** Residential- One Dwelling (R-1s) District.

Moved by: S. Keating

Carried: 7 – 0

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Applicant:

Olaf Petersen

Landowner:

Olaf Petersen
Treena Peterson

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of New Brighton, the parcel is approximately 14 metres by 36 metres in size and is developed with a two storey Single Detached Dwelling with an attached two-car garage that is accessed from Brightoncrest Heights SE, and a detached garage 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's Geodemographics Business Unit, the following table identifies New Brighton's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations if any.

| New Brighton | |
|------------------------------------|--------|
| Peak Population Year | 2016 |
| Peak Population | 12,060 |
| 2016 Current Population | 12,060 |
| 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 (SSRP)

The site is located within the “City area” 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 (MDP) (Adopted by Council 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).

Revised East McKenzie Area Structure Plan (Adopted by Council 2009)

The subject site is located within the Residential Area section as identified in the plan. A diversity of housing forms, to meet the needs of various income groups and lifestyles, are encouraged and supported within the Residential Area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Brightoncrest Heights SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location approximately 300 metres walking distance of the site on New Brighton Drive SE. 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.

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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 received a letter to the application from the New Brighton Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Impact on property values;
- Parking and traffic congestion increase;
- Community services will be overstretched; and
- New Brighton residents pay a community fee and so should tenants.

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

To Whom it may concern,

We, Olaf and Treena Petersen, owners and residents of 77 Brightoncrest Heights, would like to build a secondary suit in the walk-out basement of our home. The reason to do this is to increase the value of our home, potential income, and/or to house aging parents and growing children.

Thank you

Olaf and Treena Petersen

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APPENDIX II

LETTERS SUBMITTED



The City of Calgary
Planning, Development & Assessment
PO Box 2100 Station M
Calgary, AB T2P 2M5
DP.Circ@calgary.ca

To Whom it may Concern,

Regarding the approval of secondary suites in homes in the New Brighton community we have a few concerns on behalf of the community as a whole.

1. We feel that secondary suites are not conducive in the maintenance of our property values. People have bought houses with the assumption of single family homes in the neighbourhood, not multi-rental properties.
2. With rental properties added to homes there is a concern over the parking and traffic congestions. The community was planned for single family homes, and parking as well as traffic issues were planned accordingly.
3. Access to community services again were planned around the community. With an influx of added people these services will be overstretched.
4. New Brighton residents pay a fee for belonging to this community to help offset the costs of maintenance etc. We would like to make sure that people renting these suites understand that as they will be living in the community, they should be expected to pay the fees as well.

Thank you for your attention in this matter
New Brighton Community Association