

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK DRIVE NW AND EDGEBROOK ROAD NW
BYLAW 297D2016

MAP 18N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 October 06

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 297D2016; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 104 Edgebank Circle NW (Plan 8910259, Block 7, Lot 62) 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 297D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite or backyard suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel is in close proximity of transit and can accommodate the required additional parking stall on site.

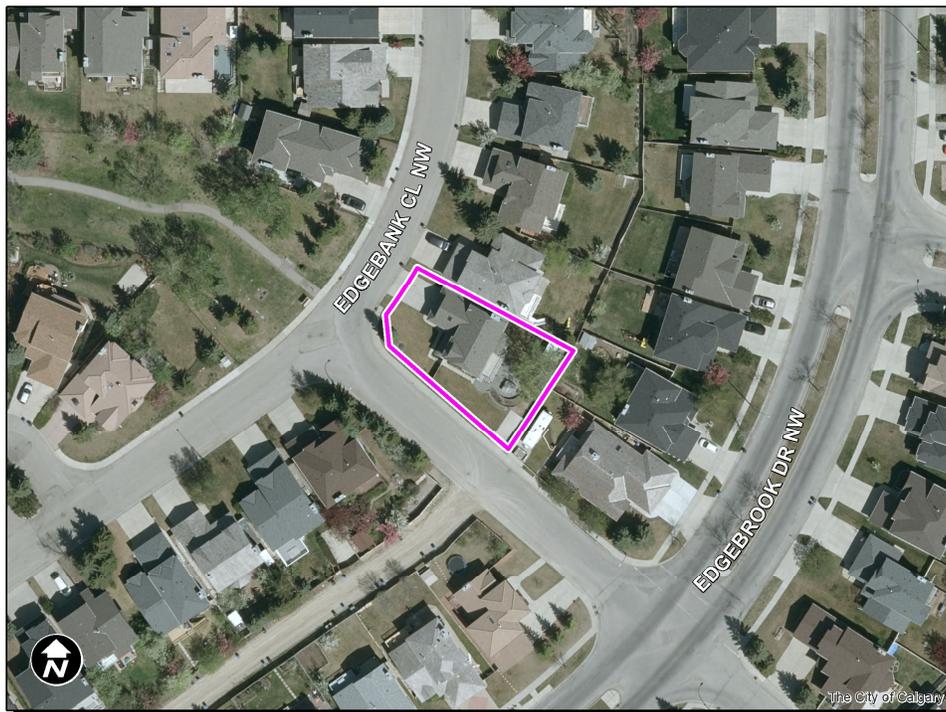
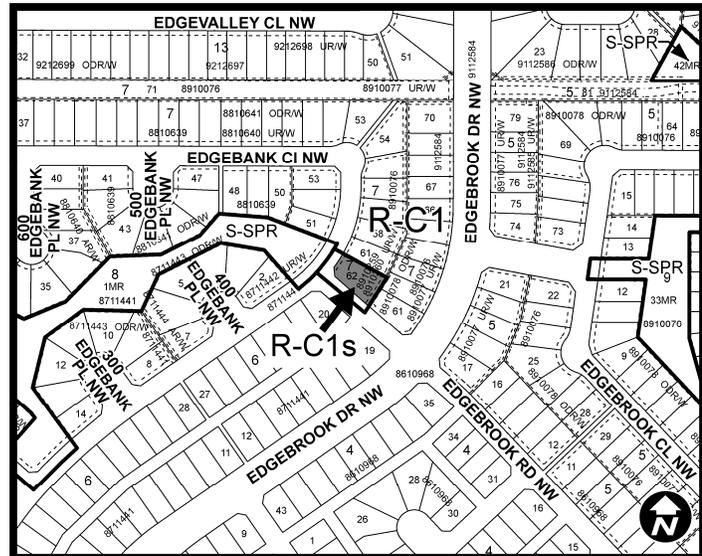
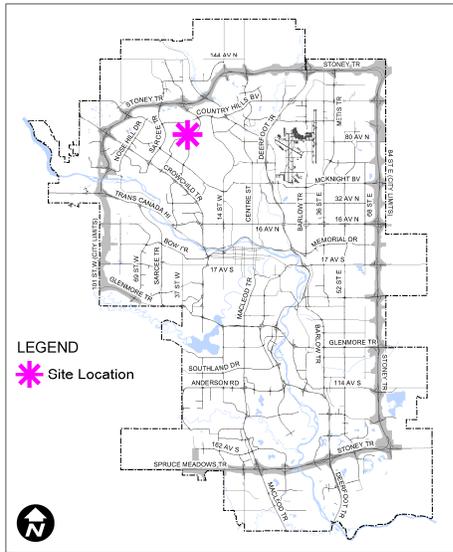
ATTACHMENTS

1. Proposed Bylaw 297D2016
2. Public Submissions

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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 0.07 hectares ± (0.18 acres ±) located at 104 Edgebank Circle NW (Plan 8910259, Block 7, Lot 62) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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Applicant:

Rajeev Ayachit

Landowner:

Rajeev Ayachit

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont, the site is approximately 12 metres wide by 37 metres deep. The parcel is developed with a single detached dwelling with an attached double garage accessed from the front street. Single detached dwellings exist to the north, south, west and east of the parcel. A linear park space is located to the north west of the site. Edgemont Elementary School is located approximately 450 metres to the west of the site. Nosehill Park is approximately 400 metres to the south east.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2016 Current Population	15,708
Difference in Population (Number)	-1,959
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered. A Development Permit is not required for a secondary suite (located in a basement) on a R-C1s parcel, although a Development Permit is required for a backyard suite on a R-C1s parcel.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Crowchild Phase 3 Area Structure Plan

The subject site is located within Cell B of the Crowchild Phase 3 Area Structure Plan. This Plan anticipated a population of 17,380 residents to reside in this area at full build out, which matches relatively closely with historical data from 2003. The plan is not specific to the creation of secondary suites, but rather speaks to the development of single family, small family and duplex development as being appropriate for this area.

TRANSPORTATION NETWORKS

The subject site is accessed from Edgebank Circle NW and is located approximately 70 metres from transit.

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 depending on the type of a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The community association is opposed to this application. (APPENDIX II)

Citizen Comments

Seventeen letters of opposition were submitted on this application with the major concerns being:

- Parking;
- Perception that renters are undesired in an estate neighbourhood; and
- Previous bad experiences with renters in the neighbourhood.

Seven letters of support were submitted for this application.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Kindly approve my application for subject property. The house has a fully developed basement. The house is located on a large corner lot of around 8000 sq. feet area and has large backyard and front yard. The house is directly across a park (there is no house in front of this house) and is very near to Nosehill park and very much suitable for people owning dogs/pets. There are two doors (one on left and one on right side of the house) for the yard from the front side. The lot also has around 23 feet concrete pad suitable for around 28 feet long RV/trailer parking and has a separate yard door for the RV movement in and out from the pad. The house has a large garage suitable for accommodating 2 cars. The driveway is large enough to park 4 additional cars. There is ample street parking available. There is generous spacing between the house and the house on the back side and other houses.

The house is located within short distances from shopping mall (Coop, Superstore, post office, convenience stores, Walmart, etc.), gas stations and community centre. The transit bus stop is just one house away and Dalhousie LRT station is also not very far. The area has very reputed school also, like Tom Baines School and Sir Winston Churchill School etc. The house is equipped with a comprehensive security system, including basement. Fire hydrant is just one house away.

I wish to get my property approved for RC1s land use so that I can have additional living space in the form of approved secondary suites etc. which will help create additional living space.

Although I don't intend to rent out the secondary suite right now, as I need it for my mother-in-law but if the need be, secondary suite could possibly help my family with mortgage payment etc. through renting out. This could help rental accommodation needs of someone, may be a small family – many families find it very difficult to find a small rental property in this community/area. This aspect is especially important in current economic downturn. I request your approval as soon as possible. Yours sincerely,

Rajeev Ayachit

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APPENDIX II
LETTERS SUBMITTED

September 12th, 2016,

City of Calgary
Planning and Development #8021
Calgary, AB T2P 2M5

Attention: Mr Brad. Bevill

Dear Mr Bevill,

Re: Development Permit Application File No. LOC2016-0215

With reference to the above noted development permit application the Edgemont Community Association opposes this application for the following:

1. Residents in the nearby area have voiced their disapproval of this proposal, both to the community association and in a presentation to City Council. The City of Calgary has not provided data to show that there is support in the surrounding area for this development.
2. The appellant has indicated, in his favour, that the issue concerning parking congestion would not be a factor due to the double garage and the driveway being able to accommodate up to 4 vehicles. However, in terms of practical access to the vehicles, the vehicles of those residing on the property are unlikely to remain on the driveway, resulting in overflow parking onto the adjacent street.
3. Edgemont is a community designed to offer a number of different housing choices, with both multi & single-family homes. The area where this house resides is an area of single-family homes, and residents who purchased there would have done so knowing this was the design of the area and could reasonably expect it to remain so. The inclusion of secondary suites changes that design.
4. The appellant's referral to the secondary suite as means to assist him with his mortgage payments indicates that he perceives the secondary suite as a potential rental property for income.
5. The City provides a range of services for Edgemont based upon area design and population, and levies taxes on each property based on this. The community association has not received any information from the city to show how an increase in densification, by introducing secondary suites, would affect costs associated with this increase and whether homes with secondary suites would be expected to pay more, given that the suites can be considered a separate property.
6. The community association has recently had to deal with a single family dwelling that has not adhered to the development permit it received, and has proven to be a costly and time consuming exercise (complaints have been ongoing for 2 years) for the City to rectify, a process that is still on going. Given this experience, the community association also has concerns as to how this type of development will be monitored and by whom.
7. The Edgemont Community Association takes the approach that they will support the majority decision of the residents of Edgemont in regard to matters that affect their community. At present the community association does not have enough input from community residents to know whether this type of development is supported in their community. Therefore, the community association does not feel that it can support this application without seeing a demonstrable support from area residents.

Yours sincerely,

Bev Johnson
President of the Edgemont Community Association

B. Bevill