

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGELAND ROAD AND EDGELAND RISE NW
BYLAW 207D2016**

MAP 13NW

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.

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 June 30

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 207D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 252 Edgeland Road NW (Plan 8011564, Block 5, Lot 7) 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 207D2016

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 has front drive and rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

ATTACHMENT

1. Proposed Bylaw 207D2016

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGELAND ROAD AND EDGELAND RISE NW
BYLAW 207D2016

MAP 13NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 252 Edgeland Road NW (Plan 8011564, Block 5, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: K. Dietrich

Carried: 5 – 0

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGELAND ROAD AND EDGELAND RISE NW
BYLAW 207D2016

MAP 13NW

Applicant:

Kusum Gyawali

Landowner:

Til Pathak
Mohan Thapa

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont, the site is approximately 12.41 metres wide by 34.77 metres deep. The parcel is developed with a single detached dwelling with an attached front-drive garage. The parcel is also laned. Single detached dwellings exist to the north, south, west and east of the parcel. There is a bus stop located approximately 210 metres from the subject site.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2015 Current Population	15,986
Difference in Population (Number)	-1,681
Difference in Population (Percent)	-10%

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).

The subject site meets the minimum R-C1s parcel width requirements (12.0 metres).

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 via the permit process.

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

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGELAND ROAD AND EDGELAND RISE NW
BYLAW 207D2016**

MAP 13NW

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).

TRANSPORTATION NETWORKS

The subject site has front drive and lane access, and is located approximately 210 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.

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

No comments received by CPC Report submission date.

Citizen Comments

One letter received concerned with parking.

Public Meetings

No public meetings were held for this application.

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGELAND ROAD AND EDGELAND RISE NW
BYLAW 207D2016**

MAP 13NW

APPENDIX I

APPLICANT'S SUBMISSION

My client Mohan Thapa wants to make re-designation of land use for the purpose of renting secondary suite (basement suite). There are following reasons for approval this application.

1. To rent secondary suite
For the alternative source of income and provide affordable housing for the society I want to rent basement suite.
2. Cultural Diversity & security-
Due to the combine living of different family in a house increases multi-culture harmony effect and increase economy of the society. If more people and family living in same campus increases the chance of present at least a person at home. The presence of family member increase home safety from vagrants and thief.
3. Availability of Amenities and fire station-
For this parcel amenities are pretty near and convenient. Grocery stores, gas station, drug stores, family clinic are very near to this house. Public transport (LRT/Bus station), recreation center, school also are not far. This house is few minutes drive from the fire station and rescue support station.
4. Reduces investment on City's Housing infrastructure like road, water supply, sewage, gas pipeline, electricity, police, fire and public transit. Optimum utilization of road, public transit, recreation facility fairly increase revenue of City
5. Sharing a same house by two family reduce the energy use which is fairly environmental friendly practices

Therefore, I would like to request city council to provide permit for re-designation of land use for this parcel.