

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTHWEST OF COUNTRY HILLS BOULEVARD NW AND
SHAGANAPPI TRAIL NW
BYLAW 130D2016**

MAP18N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Edgemont from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is an existing single detached dwelling with an attached two car garage on the property. The applicant intends to develop the site with a secondary suite within the basement. A Secondary Suite does not currently exist on the site, and this application is not the 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)

2016 April 21

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 130D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 46 Edgebrook Park NW (Plan 9711556, Block 21, Lot 11) 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 130D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and all but one of the requirements of Land Use Bylaw 1P2007. The parcel can provide the required parking on-site and is close to public transit.

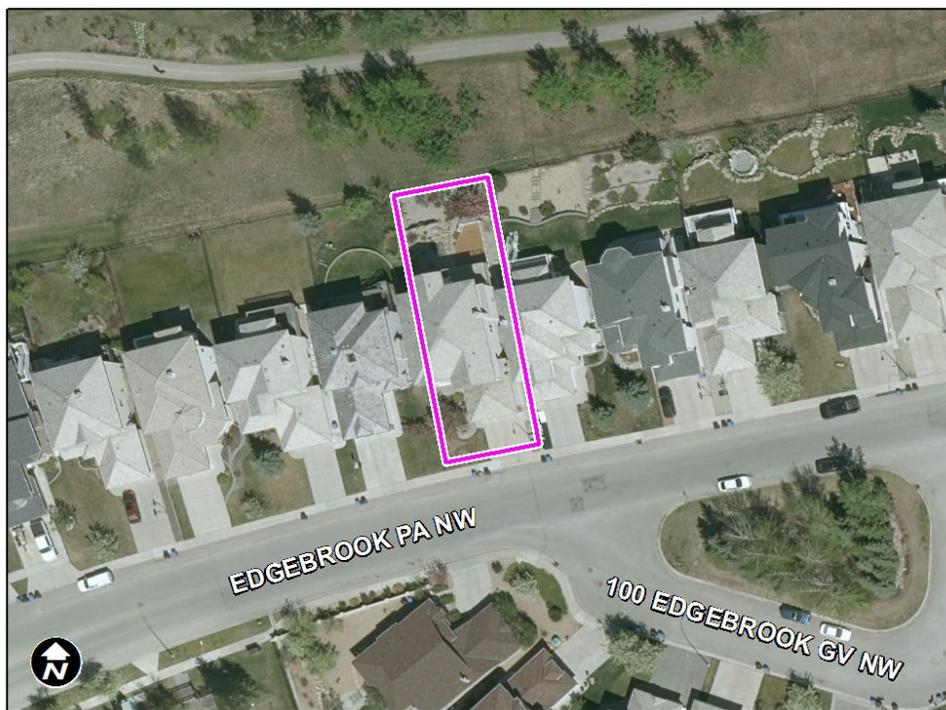
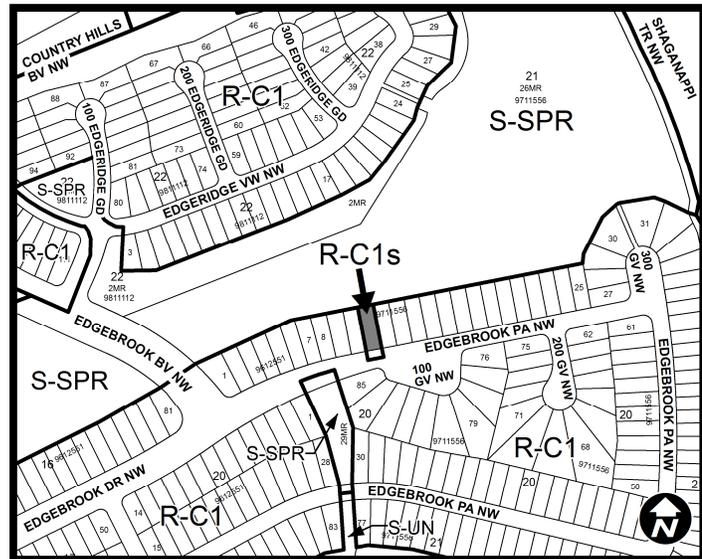
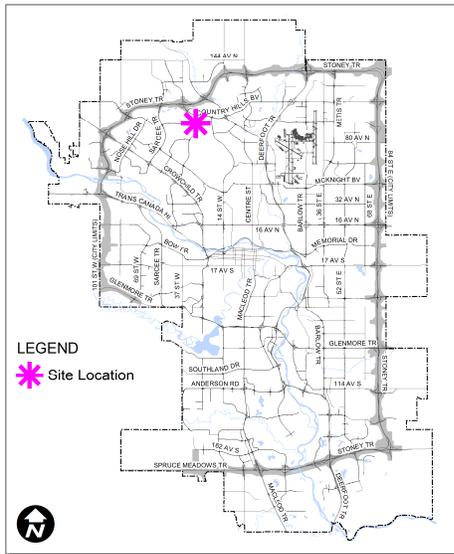
ATTACHMENTS

1. Proposed Bylaw 130D2016
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 0.05 hectares \pm (0.12 acres \pm) located at 46 Edgebrook Park NW (Plan 9711556, Block 21, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Jie Chen

Landowner:

Jie Chen

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Edgemont. The site is developed with a single detached dwelling with attached two car garage that is accessed from Edgebrook Park. There are also two surface stalls located on the driveway. Single detached dwellings exist to the south, west and east of the parcel, with a park to the north. The site is approximately 200 metres from closest bus stop.

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) and one additional discretionary use (backyard suite).

The site is 14.07 metres wide by 40.0 metres deep. The subject site generally meets the minimum R-C1s parcel size requirements with the exception of the lot width, which is 0.93 metres deficient of the bylaw requirement for the use of Backyard Suite. Relaxations for the site will be considered at the development permit stage. The site can accommodate a Secondary Suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions.

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 development 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 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).

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Edgebrook Park NW. The area is served by Calgary Transit with the closest bus stop located approximately 200 metres away on Edgebrook Drive NW. On-street parking adjacent to the site is unregulated.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Edgemont Community Association was circulated as per the normal circulation process; comments were received 2016 January 27. The Community Association objects to the application for the following reasons:

- Potential parking issues; and
- Suitability of the existing structure.

Citizen Comments

No letters of objection or support were received by Administration.

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Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My mother in law is immigrating to Canada, so we want to provide her a separate suite for her living better. In the summer, my family like to have dinner in backyard while enjoying beautiful scenery. The secondary suite would be making it easier. Another reason is that, when some of my relatives or friends visit my home we can get more convenience for them and my family th there is a suite in my basement. My son is 16 years old now. I want to train him to live independently in secondary suite and if he likes living independently he can live in secondary suite (in this case, my mother in law would be staying with us).

My house is located in an area with convenient transit. 3 minute walk to bus stop then take 10-15 minutes to LRT station. We have 4 parking stalls 2 inside garage and 2 outside garage. If there is a secondary suite in my house it will not cause my local traffic and parking congested. Please consider my application.

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APPENDIX II

LETTERS SUBMITTED

The applicant has not discussed this application with the Community Association. It was not discussed with the next door neighbour, who asked what the terse wording on the sandwich board actually meant.

Street parking in that area is very problematic. There is a cul-de-sac directly across from the applicant, thereby reducing street parking even more than usual in the immediate area. The presence of a large activity field complex behind the applicant places even more demand for street parking from users of those fields. There is no additional parking on the applicant site other than the short entry driveway into the 2 car garage.

Is there an additional accessible entry into the house other than the main entry and side entry into the garage? None was identified in my inspection.

The Edgemont Community Association cannot support this application for the reasons stated above.