

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
NORTH OF EDGEBROOK COURT NW AND EDGEBROOK
CIRCLE NW
BYLAW 73D2016**

MAP 18N

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 double garage on this parcel. The applicant intends to develop a secondary suite within the basement of the existing home.

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 February 25

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 73D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 179 Edgebrook Circle NW (Plan 9210430, Block 2, Lot 42) 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 73D2016.

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 requirements of Land Use Bylaw 1P2007. The parcel has the ability to meet these bylaws in terms of the parcel width, length, and area. It can accommodate the required parking on site in the existing attached garage.

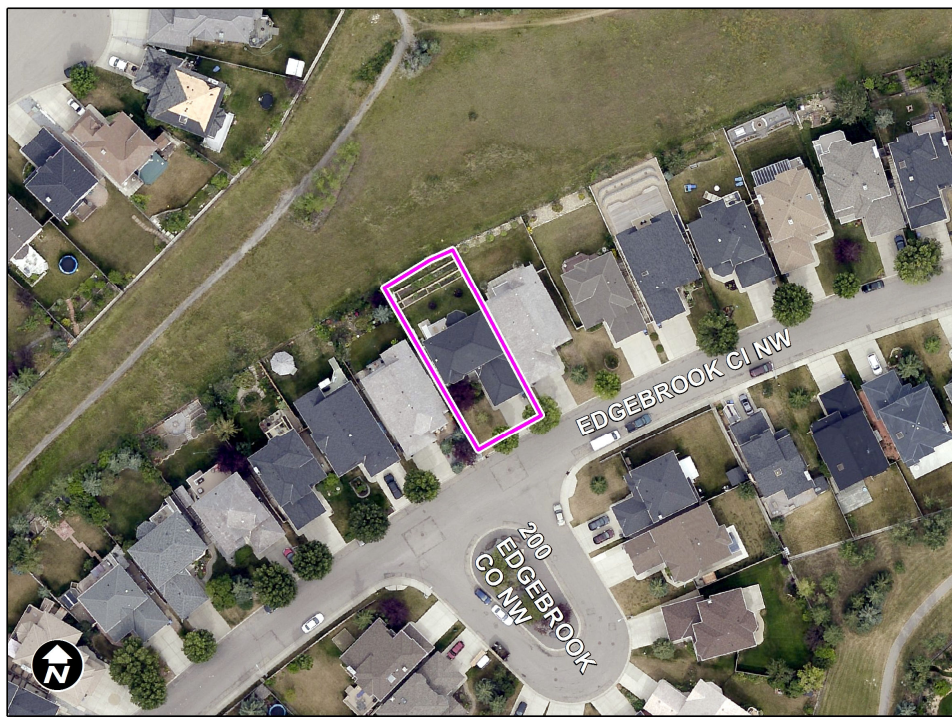
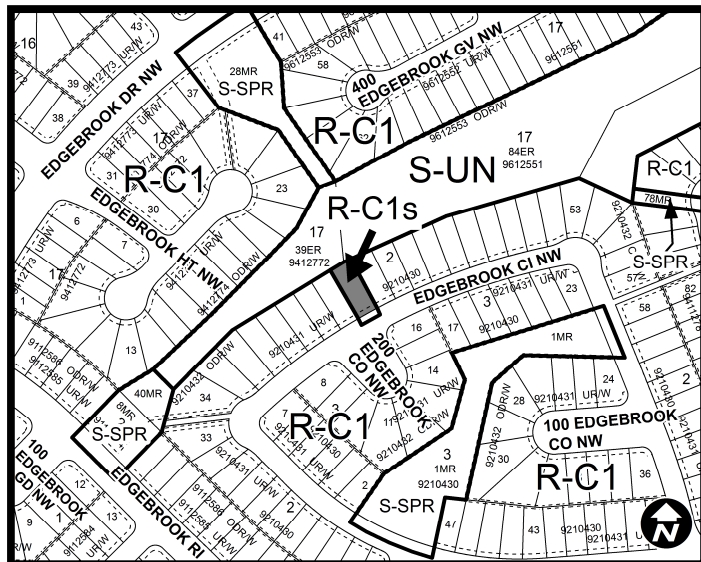
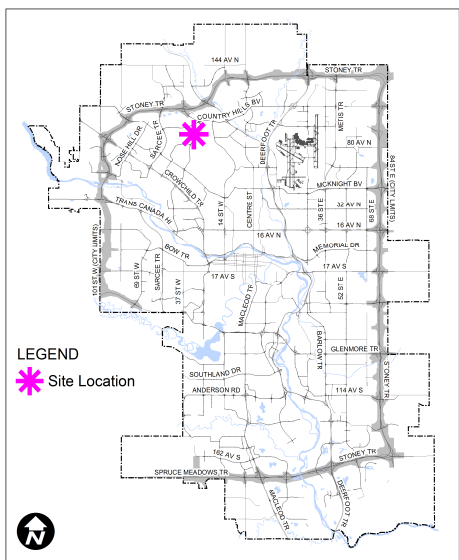
ATTACHMENTS

1. Proposed Bylaw 73D2016
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 0.06 hectares \pm (0.14 acres \pm) located at 179 Edgebrook Circle NW (Plan 9210430, Block 2, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Kiumars Hosravan

Landowner:

Sosan Khosravan

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. It is on a circle and across from a court. To the north of the site is a natural area. The site is currently developed with a single detached dwelling with an attached double garage accessed by a driveway off of Edgebrook Circle NW.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District is intended to accommodate the development of a secondary suite on a parcel containing a Single Detached Dwelling. For this purpose, the district adds two additional uses: Secondary Suite (permitted use) and Backyard Suite (discretionary use).

The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developed Residential Area and more specifically, the Established Area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP 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).

TRANSPORTATION NETWORKS

The subject site is accessed off Edgebrook Circle NW. Parking can be accommodated on site in the existing attached double garage.

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A bus stop is located 400 metres walking distance on Edgebrook Rise NW. This currently accesses Route 77 Edgemont (access to the Dalhousie LRT Station) as well as some school-specific bus routes.

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.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental features provided in this application.

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 did provide comments indicating support for this application. However, parking is a concern in the area. They questioned whether there is a limit to the additional cars the suite would generate. While the subject parcel does have space to accommodate the required 2 stalls on site, the City does not limit how many cars people can own.

Citizen Comments

One phone call supporting the application was received.
One letter opposing the application was received. The main concerns for the objection include:

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- the limited availability of parking in the area; and
- how the parked cars make it difficult to see clearly when backing out of their driveway.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We own and live in the house at 179 Edgebrook Circle NW for over 10 years now. Our house is a bi-level house with bedrooms on the top level and living rooms/kitchen on the main level. My mother had a back surgery early this year and ever since the surgery she is no longer able to use her bedroom which is located on the top level because she can't climb the stairs on her own. As a result, she's been using the dining area on the main floor for sleeping until we come with a permanent solution for her. One of our options is to develop our basement since it's unfinished and have her to move/live in there. In order to do this, we need to develop the basement and add a bedroom, bathroom/shower and a small kitchen there.

Just to inform you that we've already contacted our community association and they confirmed that they don't have any objections with our plan.

We also talked to our neighbours, a few to the right and a few to the left of our house, and they all gave their blessings with zero objection.

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APPENDIX II

LETTERS SUBMITTED

Email received 2016 January 20:

Coleen, we are concerned about parking in the area. But in this particular instance, we support the application. The applicants have conversed with their neighbors and have done what they could to publicize their application. We have not received any complaints or concerns from their neighbors.

Is there a limit to the number of additional vehicles that will be introduced into the area because of the secondary suite?

Doug Crapo, ECA Volunteer Director, Area Planning/Parks

Edgemont Community Association
33 Edgevalley Circle NW
Calgary, Alberta, T3A 4X1
office phone 403 239-1211