

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTHWEST OF SHAGANAPPI TRAIL NW AND EDGEMONT
BOULEVARD NW
BYLAW 201D2015**

MAP 7N

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. The application was submitted as a result of a complaint, but the site currently does not contain a secondary suite.

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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2015 October 22

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 201D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 220 Edenwold Drive NW (Plan 8111597, Block 15, Lot 1) 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 201D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary with the established character of the community. In addition, this 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 a corner lot and has the potential to accommodate the required parking, as it has a two-car driveway and garage accessed from Edenwold Drive NW.

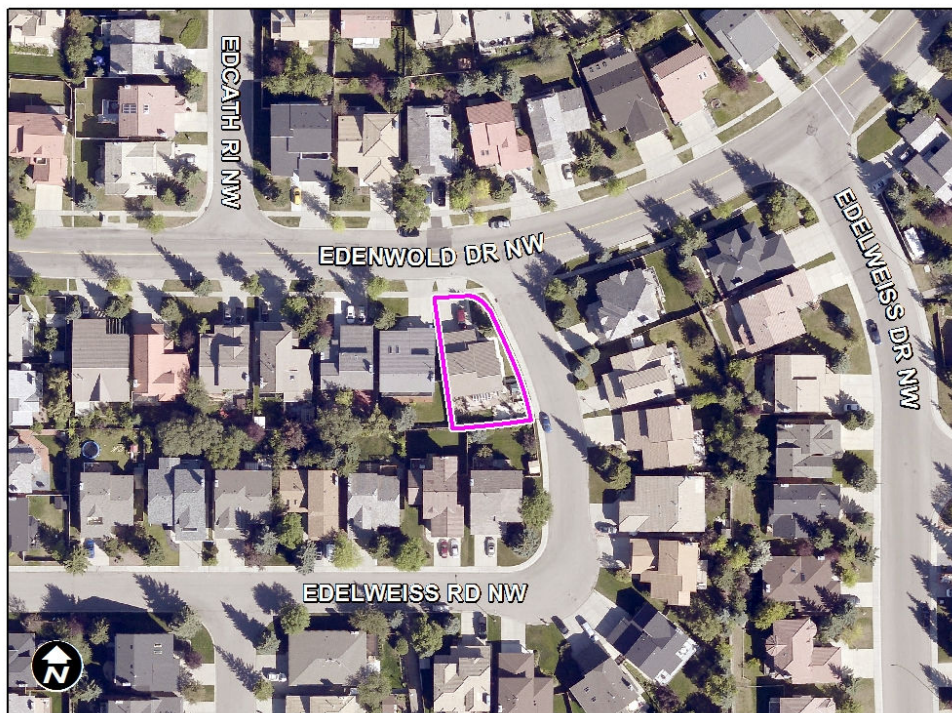
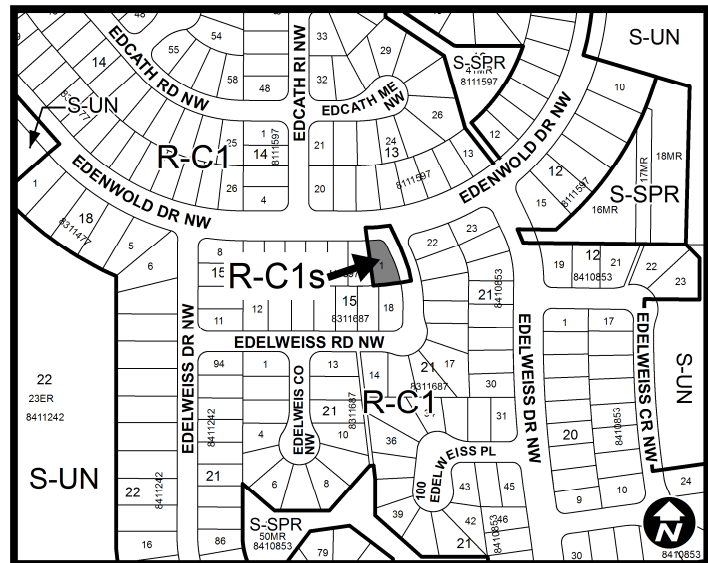
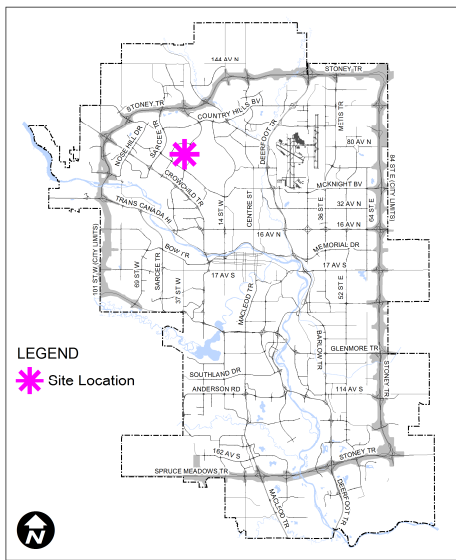
ATTACHMENT

1. Proposed Bylaw 201D2015
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 220 Edenwold Drive NW (Plan 8111597, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: W. Smithers
Absent: C. Friesen

Carried: 5 – 2
Opposed: S. Keating and
R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- No lane.
- Previous illegal suite.
- Fair number of letters of objection.
- Inadequate on-site parking.

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Applicant:

Sherlayn Truchon

Landowner:

Sherlayn Truchon
Lindsay Moir

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is a corner parcel fronting onto Edenwold Drive NW in a low density residential R-C1 setting in the community of Edgemont. To the east of the site is Shaganappi Trail NW and north of the site is Edgemont Boulevard NW. The site itself is currently developed with a single detached dwelling with a two-car driveway and garage accessed from Edenwold Drive NW.

This application results from a complaint. As a result, the owners removed the cooking facilities in the basement suite such that the two units now share the main floor kitchen. Therefore, currently there is technically no secondary suite on the property.

LAND USE DISTRICTS

The proposed Residential – Contextual One Dwelling (R-C1s) District allows for the development of a secondary suite on a parcel containing a single detached dwelling. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use)
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use)

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

Site Specific Considerations

The subject site has an approximate width of 17.0 metres and depth of 36.8 metres and therefore meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

- a single detached dwelling with a secondary suite;
- the two required on-site motor vehicle parking stalls (one stall for the single detached dwelling unit and one stall for the secondary suite)

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LEGISLATION & POLICY

The parcel is identified as Developed *Established* Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. Furthermore, the MDP encourages modest redevelopment in the Established Area.

Although this parcel falls under the Crowchild Phase 3 Policy Statement & Area Structure Plan, there are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Pedestrian access is available from Edenwold Drive NW, with vehicle access to on-site parking from the street. The parcel is well served by Calgary Transit with bus stops for the 77, 706, 796, 804, and 819 located less than 100 metres away. Route 77 is a direct route to the Dalhousie LRT Station.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Edgemont Community Association has no objections.

Citizen Comments

Administration received eight letters of objection. The following concerns were expressed in response to the proposal:

- Potential decrease in property values;
- Possibility of increased traffic and further lack of on-street parking in the area;
- Potential for further secondary suite applications if this application is approved;
- Tenants of secondary suites may lack care and consideration for the homes and neighbourhood; and,
- Community safety.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

A re-designation of my property from a R-C1 to a R-C1s would allow me to apply to develop a basement suite in my house.

The location of my house is ideal for a professional person or a student to reside in and commute from. I am on a bus route and close to the Dalhousie C-Train station. I have extra drive way parking space so as to not intrude on the neighbour's front curb.

I am close to the Edgemont Health Club, a hairdresser, restaurant, gas station and a medical clinic.