

LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONWOODS GARDENS AND BRIGHTONWOODS BAY SE
BYLAW 84D2015

MAP 34SSE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The subject site does not contain a secondary suite at this time and 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2015 April 23

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 84D2015; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 77 Brightonwoods Gardens SE (Plan 0812725, Block 41, Lot 32) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 84D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complimentary to the existing low density character of the community.

This proposal also conforms to the relevant policies of the Municipal Development Plan and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

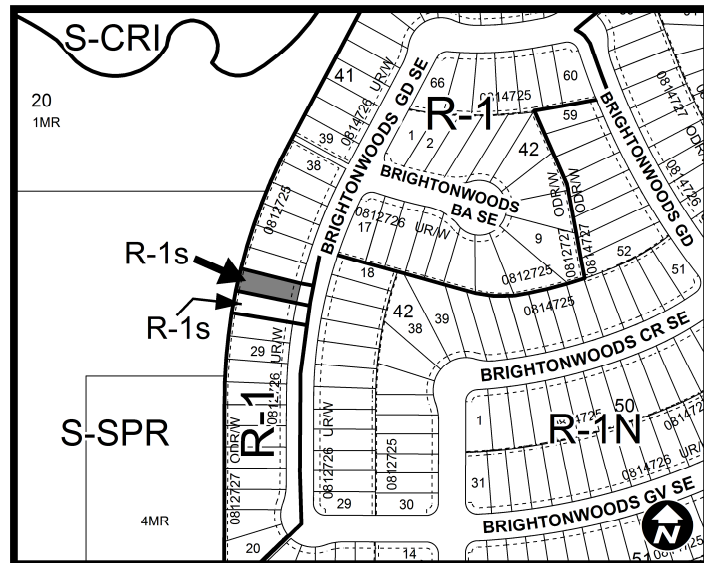
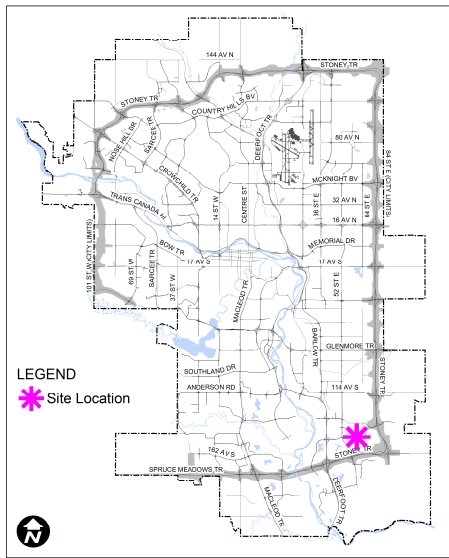
ATTACHMENT

1. Proposed Bylaw 84D2015

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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 0.04 hectares \pm (0.10 acres \pm) located at 77 Brightonwoods Gardens SE (Plan 0812725, Block 41, Lot 32) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: M. Wade

Carried: 8 – 1

Opposed: R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- Too small width.
- No lane.

Comments from Ms. Gondek:

- Given the number of times we see opposition to applications based on increased crime rates due to rental properties or units and the view that renters are somehow a less desirable segment of the population, I conducted a quick literature review to see what has been observed in scientific studies.
 - 1) A 2007 journal article by Rephann found that only a small percentage of properties account for all police department incident reports for rental dwelling units, based on research in Cumberland (pop. 21,518) in West Maryland. The “economics of property ownership and management of places” are more significant than the existence of rental properties.
 - 2) A 2002 journal article by Rohe, VanZandt and McCarthy presents the findings that homeownership is an aspiration of renters. Sixty-seven percent of renters in the research project indicated they rent because they can’t afford to own. Fifty-seven percent say that moving to homeownership is a priority. Only 26 percent indicated that renting is a choice. Based on this research, most renters seem to be similar to owners in their preferred or desired housing choice.
- Granted that these are only 2 pieces of literature to refute anecdotal remarks, it may be viewed as weak support for one side of the debate. In my opinion, as a researcher, a thorough literature review and analysis of existing secondary data sets can provide the type of empirical evidence required to make informed decisions on R-C1s applications.

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Applicant:

Rizwan Ashraf

Landowner:

Rizwan Ashraf

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	5
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	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located within a low density residential R-1 setting in the community of New Brighton, the subject site is approximately 11 metres by 34 metres. The site is currently developed with a single detached dwelling with an attached front garage and backs onto a park. The parcel directly to the south of the subject site was redesignated to R-1s at the 2014 June 09 Public Hearing of Council.

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Council's potential 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 site is located in a *Residential Developing – Planned Greenfield with Area Structure Plan* area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including the *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) and *Housing Diversity and Choice* policies (Section 2.3.1).

East McKenzie Area Structure Plan (ASP) (2001)

The site is located within the East McKenzie ASP. The ASP identifies the site as appropriate for residential uses. *Residential Area* policies (Section 5.1.2 (2)) of the ASP encourage a diversity of housing forms to meet the needs of various income groups and lifestyles.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Brightonwoods Gardens SE. The area is served by Calgary Transit bus service within 300 metre walking distance of the site on New Brighton Drive SE. On-street parking adjacent to the site is unregulated and available for public use.

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 also 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

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

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the New Brighton Community Association. No comments were received by the CPC report submission date.

Citizen Comments

The application was circulated to adjacent landowners. No comments were received by the CPC report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I would like to apply for development of my basement as a secondary suite, this is to provide affordable housing and also as the basement is a walkout it will be utilized as an ideal secondary suite. Currently the basement of my home is unused and this will also provide additional income for my family.

Living in New Brighton, we are close to many amenities, transit and with the addition of new schools this will make the secondary suite ideal in this location.