

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017

MAP 18N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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)

2017 August 10

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 312D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) 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 312D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 312D2017
2. Public Submissions

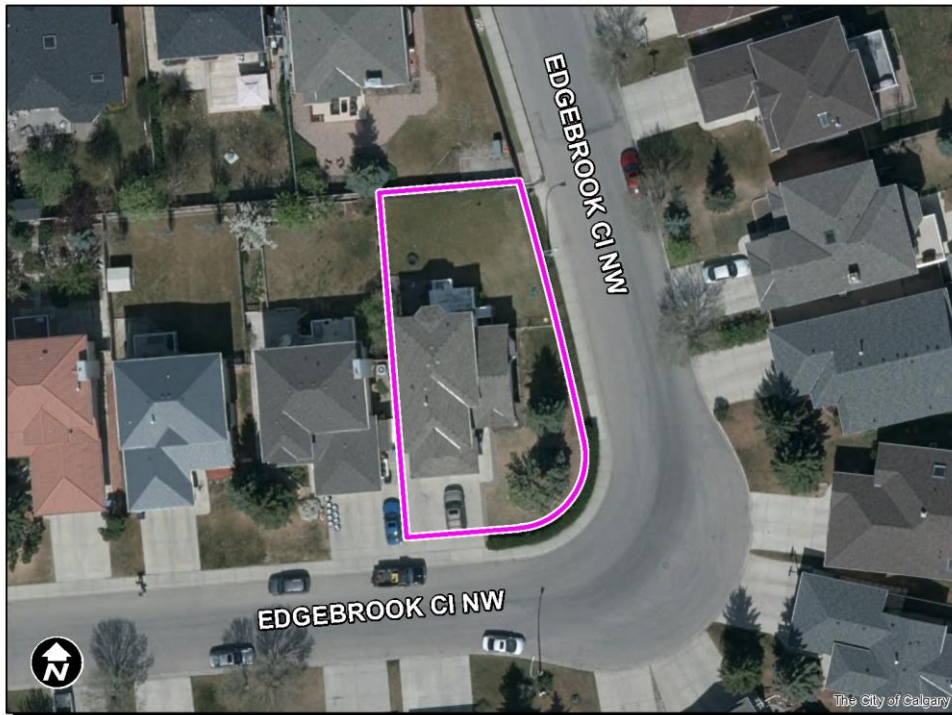
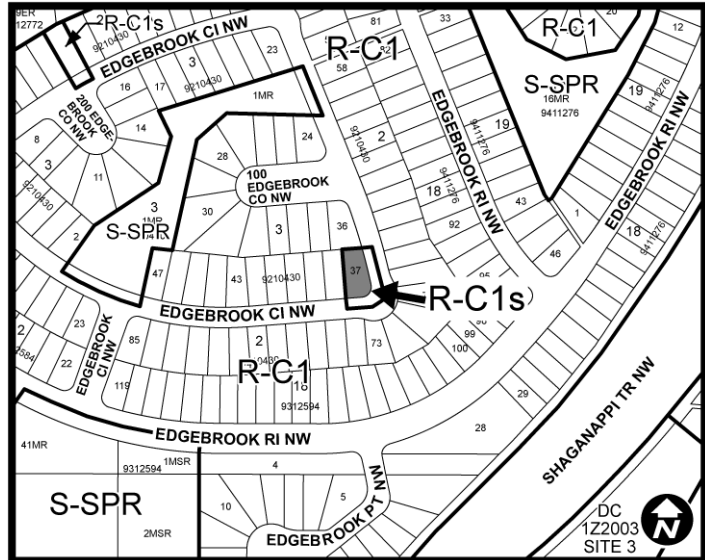
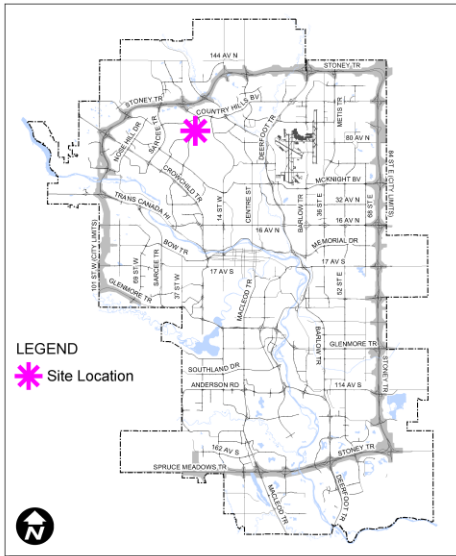
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LOCATION MAPS



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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 48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Muhammad Awan

Landowner:

Muhammad Awan
Saima Noreen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont, the subject site is a corner site approximately 17.0 metres wide by 36 metres deep. It is developed with a two-storey single detached dwelling and an attached double-car garage that is accessed from Edgemoor Circle NW. Single detached residential development exists on all sides of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Edgemont's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2016 Current Population	15,708
Difference in Population (Number)	-1,959
Difference in Population (Percent)	-11.1%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgebrook Circle NW and there is no rear lane. The area is served by Calgary Transit bus service (Route 77) with a bus stop located within an approximately 200 metres walking distance of the site (on Edgebrook Rise 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 if a Backyard Suite is proposed 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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Edgemont Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Secondary suites provide no benefit to the Edgemont community at large so there is no reason to approve a secondary suite in this location
- City and community resources are already burdened too much

Citizen Comments

Administration received 16 letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- A desire to keep the neighbourhood's existing (R-C1) zoning;
- Existing parking and traffic issues on the street;
- The operation of a day home within the house on the subject site;
- Property maintenance on the subject site;
- Problems with visibility on the site's corner, which could be exacerbated by tenant parking; and
- Concerns about who may live in the proposed suite.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I Muhammad Awan and my wife Saima Noreen owners of house "48 Edgebrook Circle NW Calgary AB. T3A 5A4" want to change land use of property from RC1 to RC1s to accommodate a secondary suite. Primary purpose of this secondary suite will be to provide accommodation to our extended family which in long run will be to accommodate my son's & daughter's family. In short run we want to accommodate our family back home (Pakistan) when they visit us in summer for two to three months. Currently we don't want to rent it out and want to use it for our immediate & extended family as well as visiting parents and relatives. Basement in current form is partially developed legally with hallway and a room but no washroom, kitchen etc. Basement development in current form is on City records.

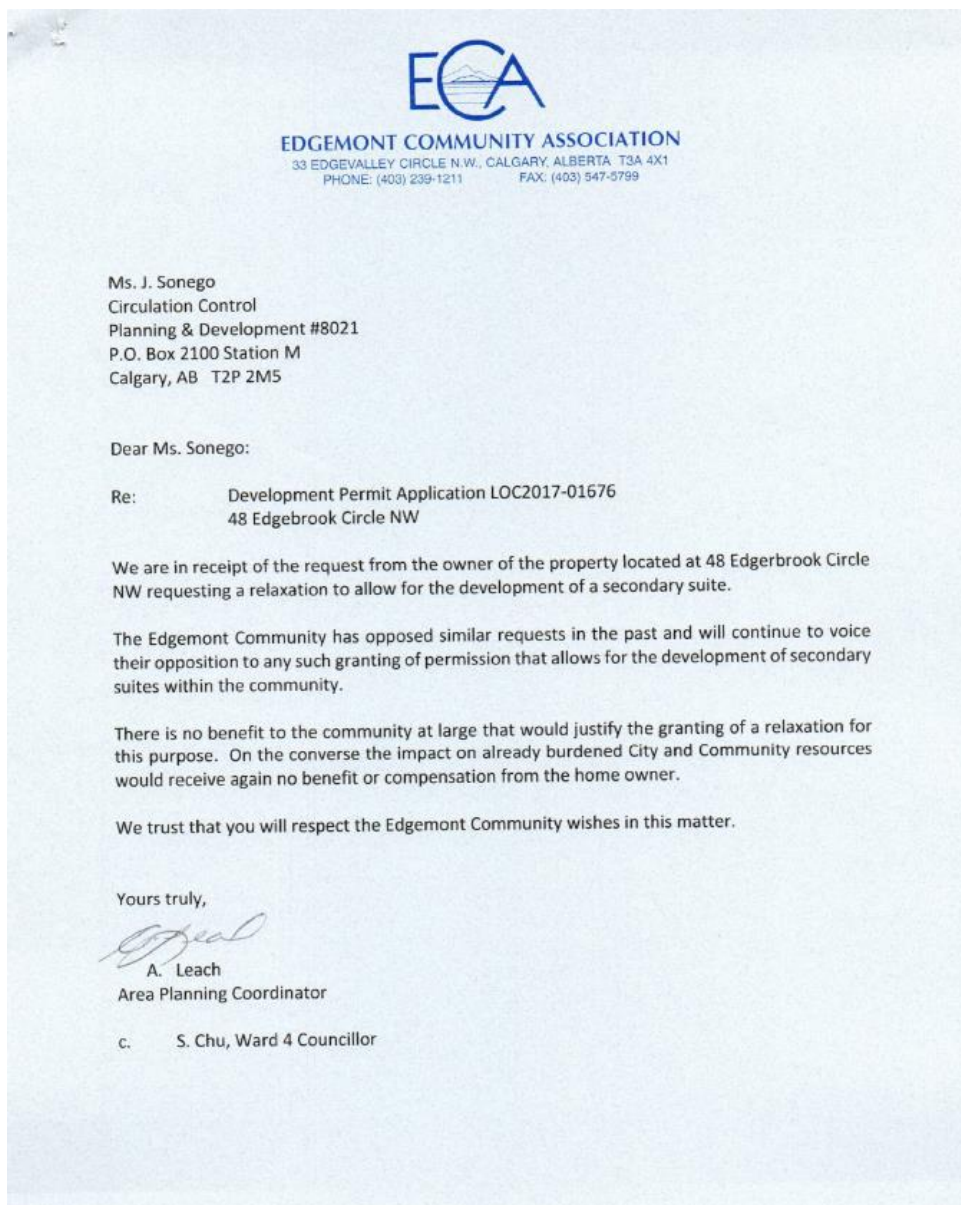
We are planning to build a separate entrance as well for just in case we have to rent it out in future. There is enough parking as we have double attached garage, concrete parking driveway to garage and being a corner lot plenty of parking on front & side streets. House is close to bus stop which is about 10 minutes bus ride to Dalhousie train station. Superstore, co-op and other shopping places are within 5 minutes of drive. Elementary & junior high schools are within community and high school & University of Calgary are only few Kilometers away. Once land use is granted we will pull a building permit to add washroom, kitchen, separate entrance and one more bedroom.

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APPENDIX II

LETTERS SUBMITTED



APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

