

LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONCREST POINT SE AND BRIGHTONCREST COVE SE
BYLAW 317D2017

MAP 2SE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) 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

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 317D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 208 Brightoncrest Point SE (Plan 1312260, Block 75, Lot 16) 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 317D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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 Revised East McKenzie Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

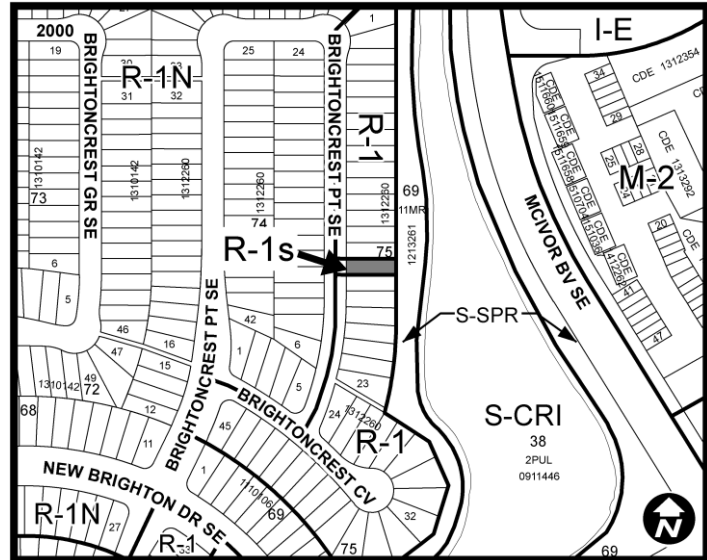
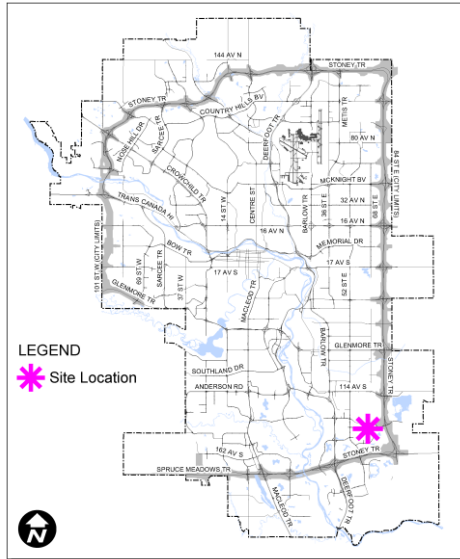
ATTACHMENT

1. Proposed Bylaw 317D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 208 Brightoncrest Point SE (Plan 1312260, Block 75, Lot 16) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen

Carried: 6 – 1

Opposed: M. Foht

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Applicant:

Rolando Layam

Landowner:

Maria Geela Atienza
Rolando Layam

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of New Brighton, the site is approximately 11 metres by 34 metres in size and is developed with a one-storey single detached dwelling, with an attached two-car garage accessed from Brightoncrest Point SE. Surrounding development consists of single detached dwellings to the north, south and west. To the east are lands zoned Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

New Brighton	
Peak Population Year	2016
Peak Population	12,060
2016 Current Population	12,060
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s 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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Revised East McKenzie Area Structure Plan (ASP)

The site is within the Residential area of the ASP as identified on the Land Use Concept Map (Map 3). The proposed R-1s land use district is a low density residential district and is consistent with the applicable policy with the Residential Area (subsection 5.1.2(2)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Brightoncrest Point SE. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on New Brighton Drive SE (Route 152). On-street parking adjacent to the site is unregulated, however, parking is limited due to the front driveways along Brightoncrest Point SE.

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.

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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

Administration did not receive a response from the New Brighton Community Association.

Citizen Comments

Administration received two letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Lack of parking;
- There are sidewalks on only one side of the street;
- Density increase would be unacceptable; and
- Will set a precedent for other similar applications.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I Rolando Layam and owner of the property in above mentioned address would like to apply for secondary suite for our basement.

I am developing our basement as secondary suites to have an affordable accommodation, livable and safe for our future renters (relatives and friends) and as well as to help cover our mortgage expenses.

Secondly this will make our basement acceptable to our neighbours, legal and conforming to city's requirements and guidelines.

Thanks you and I am looking forward to your response and approval on my application.

APPENDIX II

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.

