

**LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONSTONE LANDING SE WEST OF NEW BRIGHTON
DRIVE SE
BYLAW 68D2018**

MAP 34SSE

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(S)

2017 December 14

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 68D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 57 Brightonstone Landing SE (Plan 0812183, Block 19, Lot 4) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration’s recommendation;
2. Give three readings to the proposed Bylaw 68D2018.

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 the East McKenzie Area Structure Plan, and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

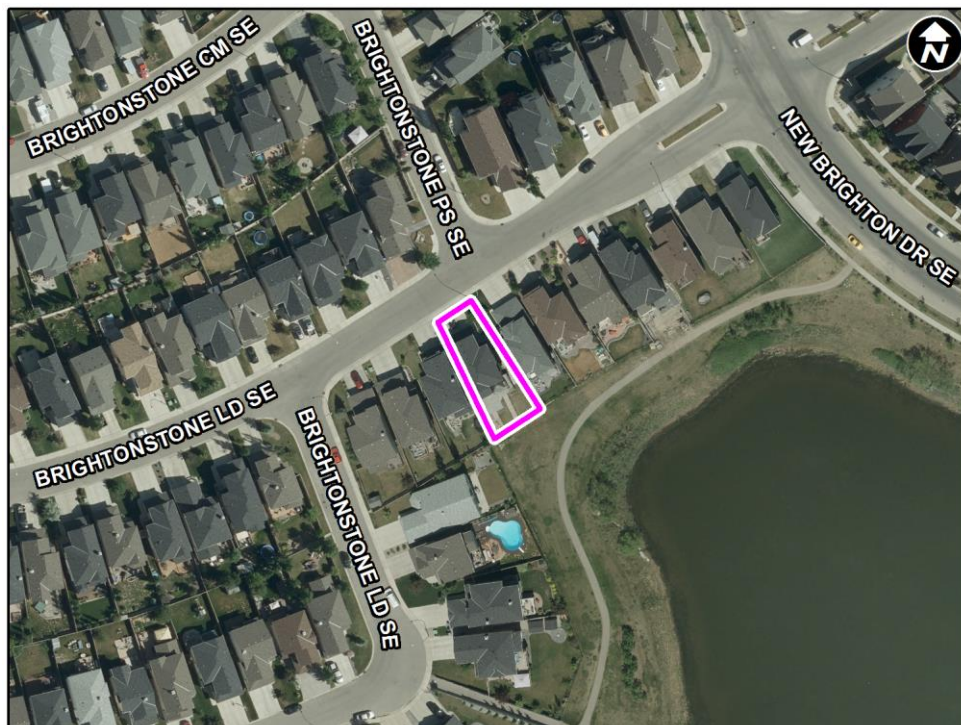
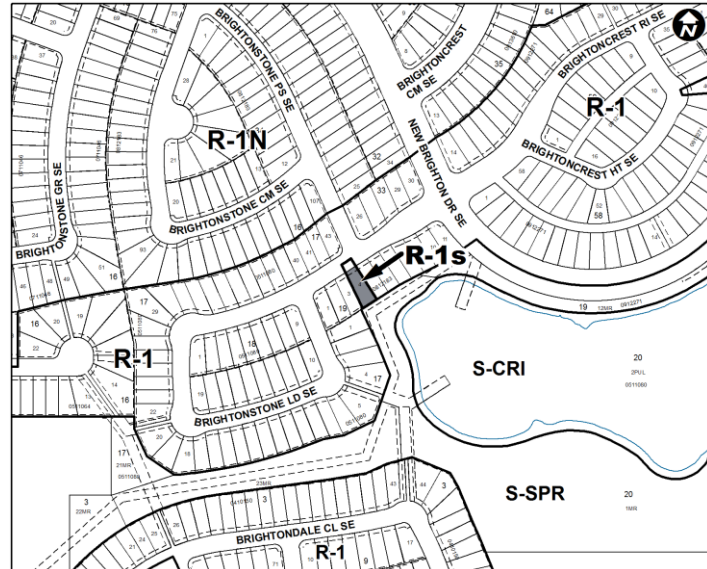
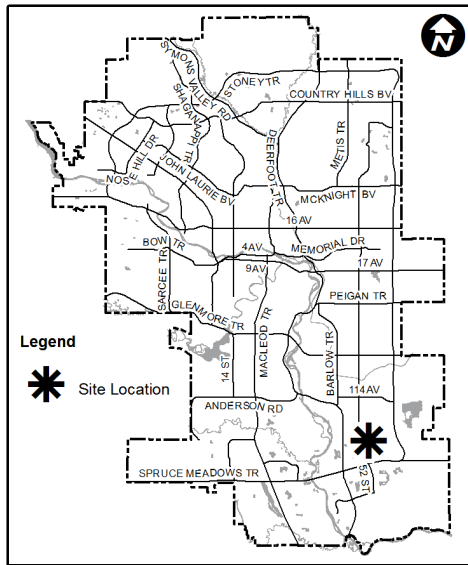
ATTACHMENTS

1. Proposed Bylaw 68D2018
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 0.04 hectares ± (0.10 acres ±) located at 57 Brightonstone Landing SE (Plan 0812183, Block 19, Lot 4) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: E. Woolley

Carried: 7 – 2

Opposed: D. Leighton and M. Foht

2017 December 14

MOTION:

Amend Administration's Recommendation, to align with Council recent decision to review the Secondary Suite process, by adding a Recommendation 3 to read:

“Direct Administration to forward the Report and proposed Bylaw for LOC2017-0323 to the 2018 March 12 Public Hearing of Council, and advertise accordingly.”

Moved by: R. Vanderputten

Carried: 9 – 0

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Applicant:

Corey E Graham

Landowner:

Corey E Graham
Huiying C Kong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of New Brighton, the site is approximately 10.6 metres by 33.9 metres in size and is developed with a two-storey single detached dwelling. There is a two-car front attached garage that is accessed from Brightonstone Landing SE. Single detached dwellings exist to the north, east, and west of the site. New Brighton Central Park and storm retention pond exist adjacent to the south of the site.

According to data from The City of Calgary’s 2017 Census, the following table identifies New Brighton’s peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

New Brighton	
Peak Population Year	2017
Peak Population	12,548
2017 Current Population	12,548
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 “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).

East McKenzie Area Structure Plan (2009)

The site is located within the “Residential” area of the East McKenzie Area Structure Plan (ASP). The purpose of the residential area is to “provide for a range of low to medium density residential development”. In regards to housing, the ASP calls for a diversity in housing forms to meet the needs of various income groups and lifestyles. This land use proposal is consistent with East McKenzie ASP.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available via Brightonstone Landing SE. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site, located on New Brighton Drive SE. 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.

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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. Follow-up communication was sent to confirm receipt of the circulated application. At the time of submission, no comments were received.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- There appears to be a renter already at this property.
- Approval will set precedence for further secondary suites in the area.
- Increased density in the area.
- Increased traffic on the street.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- The Suite will allow for our family to provide affordable daycare for our children while the grandparents have the benefit of aging in place.
- Should the grandparents no longer live in the suite, the home will provide an affordable opportunity for young families to live in our community.
- The Suite will assist our young family in paying the bills like Mortgage & utilities.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?

We have gone door to door for all circled residents/neighbors informing those who would answer our intent. We also mailed a letter to everyone who didn't answer. We called the Community Association and left 2 messages outlining the intent of our application.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

We will provide/share our garage/driveway with the occupants.

4) Are there any potential negative impacts of this development that you are aware of?

None that we are aware of.

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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.

