

**LAND USE AMENDMENT  
EDGEMONT (WARD 4)  
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF  
EDGEBROOK DRIVE NW  
BYLAW 108D2018**

**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 an existing suite located on the parcel and the application was 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)**

2018 February 08

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 108D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 436 Edgebrook Rise NW (Plan 9411276, Block 19, Lot 45) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 108D2018.

**REASONS FOR RECOMMENDATION:**

The proposed R-C1 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 Crowchild Phase 3 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

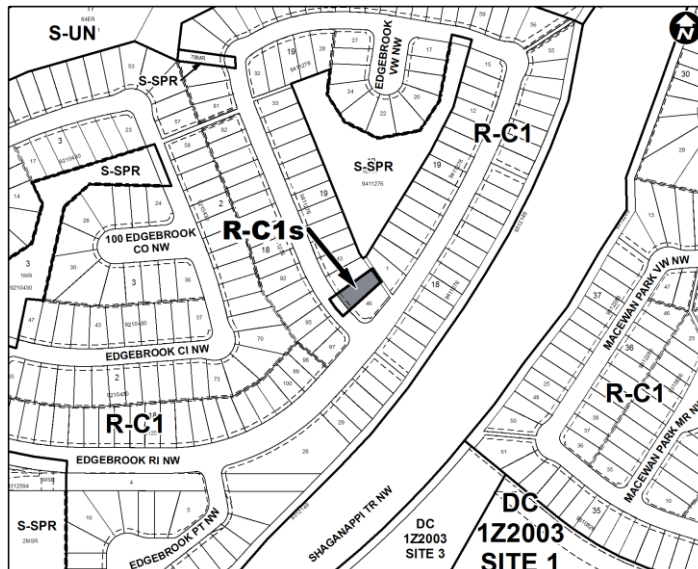
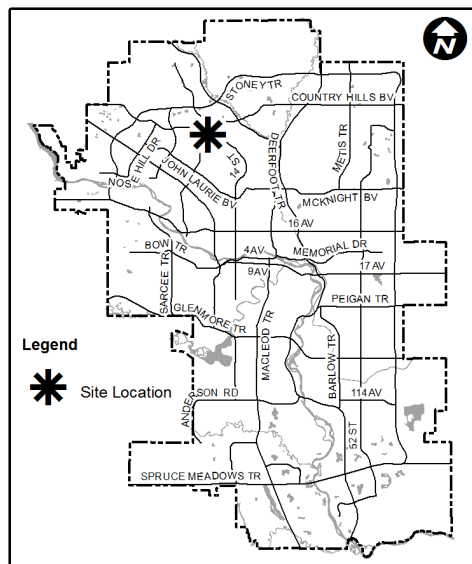
**ATTACHMENT**

1. Proposed Bylaw 108D2018
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 436 Edgebrook Rise NW (Plan 9411276, Block 19, Lot 45) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**

Absent: E. Woolley and R. Vanderputten

**Carried: 5 – 2**

Opposed: D. Leighton and M. Foht

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**Applicant:**

Hui Zhang

**Landowner:**

Hui Ping  
Hui Zhang

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Edgemont, the site is approximately 16 metres by 35 metres in size and is developed with a two-storey single detached dwelling with a detached two-car garage that is accessed from Edgebrook Rise NW. Single detached dwellings exist to the north, east, south, and west of the site. There is also a City park located just north of the subject lands, accessed via a public pathway that abuts the northern boundary of this parcel.

According to data from The City of Calgary 2017 Census, the following table identifies Edgemont's peak population and year, current 2017 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
2016/2017 Current Population	15,701
Difference in Population (Number)	-1,966
Difference in Population (Percent)	-11%

**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).

### Crowchild Phase 3 Area Structure Plan (1979)

The Crowchild Phase 3 Area Structure Plan (ASP) identifies this area as Residential. Land uses to be provided in this area include residential development in the form of single family and duplex development, joint use sites, commercial areas and internal roadways up to and including major street. The ASP makes no specific mention of secondary suites, but they are classified as a residential land use, and the application is therefore consistent with the local area policy plan.

## TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgebrook Rise NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 190 metres walking distance of the site on Edgebrook Rise NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

## 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.

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**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**

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

Reasons stated for opposition are summarized as follows:

- Overall negative impact on the surrounding community as secondary suites violate the design brief for this area. There would be an impact on the future planning of schools, waste collection, water and sewage etc.

**Citizen Comments**

Administration received three (3) letters of support and four (4) letters in opposition to the application.

Reasons stated for support are summarized as follows:

- The secondary suite will be a legal suite;
- Parking will be provided on the site for the secondary suite;
- The property has been well maintained; and
- The land owner has good relationships with the surrounding neighbours.

Reasons stated for opposition are summarized as follows:

- Desire to live in a single family (R-1) only community;
- Increase in traffic;
- Reduced home values;
- The suite could be rented out and not used for a family member as the applicant states;
- These applications will pave the way for Airbnb rentals and an increase in transient occupants in the area; and
- On-street parking will become problematic as more residents move to the area.

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**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

PL 1264 (R2017-09)

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?

For us, the property owners, we'll benefit from keeping our senior parents (both are older than 65) under the same roof, plus flexibility to accommodate one of our own children's extended family in the future. A legal and safe secondary suite allows to knit the family physically closer and financially stronger.

For the community, it is a good use of resource. The community population has decreased by 11.1% from 2003 to 2016. Sporadic secondary suites help maintain population size, property value, and efficient land use to reach social benefits.

For the City of Calgary, our pledge to develop a conforming unit aligns with the City's wish to legalize all 16,000 units. Over 25,000 Calgarians are living in illegal units. Shutting them down at once is impossible. Leaving situation as-is is irresponsible.

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

Contacted neighbors and overall response is understanding or supportive. Have asked those who support to directly email the Planner, the Councillor and the Community Association. If some of them return a supportive form to me, I'll email the Planner.

Contacted the Community Association too. Got a written letter with opposition. Reasons are (1) the Association has always been opposing in the past; and (2) the community has been R-C1 overall from the initial development stage 35 years ago. I respect the Association's decision. But I feel it missed points like (1) this is not an application to universally change zoning in the whole community. Before a universal change happens for the whole City, secondary suites would be sporadic. (2) Today the society has evolved to a stage that 16,000 units need to be legalized. Community, property owners and the City should collaborate. With otherwise decreasing population, the Community "owes" to the public to efficiently use its developed resource.

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

Not including two vehicles inside the garage, there is enough space to park one additional vehicle on the pavement at the front of our own garage and within the property line.

With 18-meter lot frontage, there is more than enough space to park one additional vehicle along the curb on the street at the front of the property.

We will limit the one-bedroom secondary suite to add only one vehicle, in addition to the primary dwelling's two vehicles. So the total provision is enough for four vehicles but we'll only have up to three vehicles.

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

None. Our property has always been well kept. The secondary suite will conform to both Alberta Safety Code and Alberta Building Code. We will abide the City Bylaws -- currently existing ones and any future ones.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans



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**APPENDIX II**

**LETTERS SUBMITTED**

Mr. H. Zhang, P. Eng.  
188, 1811 – 4 Street SW  
Calgary, AB T2S 1W2

Dear Mr. Zhang:

Re: Land Use Re-designation Application for:  
436 Edgebrook Rise NW, Calgary, AB

The purpose of this correspondence is to address your request seeking the Edgemont Community Association's support for your proposal to develop and create a secondary suite at the above noted subject address.

The Edgemont Community will be unable to provide support for your application and will make its opposition to this development application noted to City Council. The overall negative impact on the community at large must be considered as well as the direct impact on surrounding residences. When Carma Developers first presented the City of Calgary with a design brief creating the community of Edgemont the demographics of the proposed residents was considered allowing for the future planning of schools and other services such as waste collection, water and sewage etc. The allowance of secondary suite development in essence violates the original agreement between the City of Calgary and Carma Developers.

Residents who have purchased their homes and resided within the community for many years have relied upon this agreement being honoured both by the City and prospective new residents in the community. Many residents, without impacting their neighbours with secondary suites to supplement their income have borne the cost associated with home ownership including mortgages, utilities and general upkeep as well as providing for their children's post secondary education.

We trust that you will respect the Edgemont Community's position in this matter as well as the wishes of your fellow residents in the community.

Yours truly,



A. Leach  
Area Planning Co-ordinator.

.c S. Chu, Ward 4 Councillor  
All Council Members

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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 simplify 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.

