

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BRISEBOIS DRIVE NW AND CROWCHILD TRAIL NW
BYLAW 170D2017**

MAP 31C

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 April 06

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 170D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 3311 Barr Road NW (Plan 734Jk, Block 8, Lot 17) 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 170D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has a double rear detached garage off the lane with room to accommodate additional parking. The site is located approximately 250 metres from public transit.

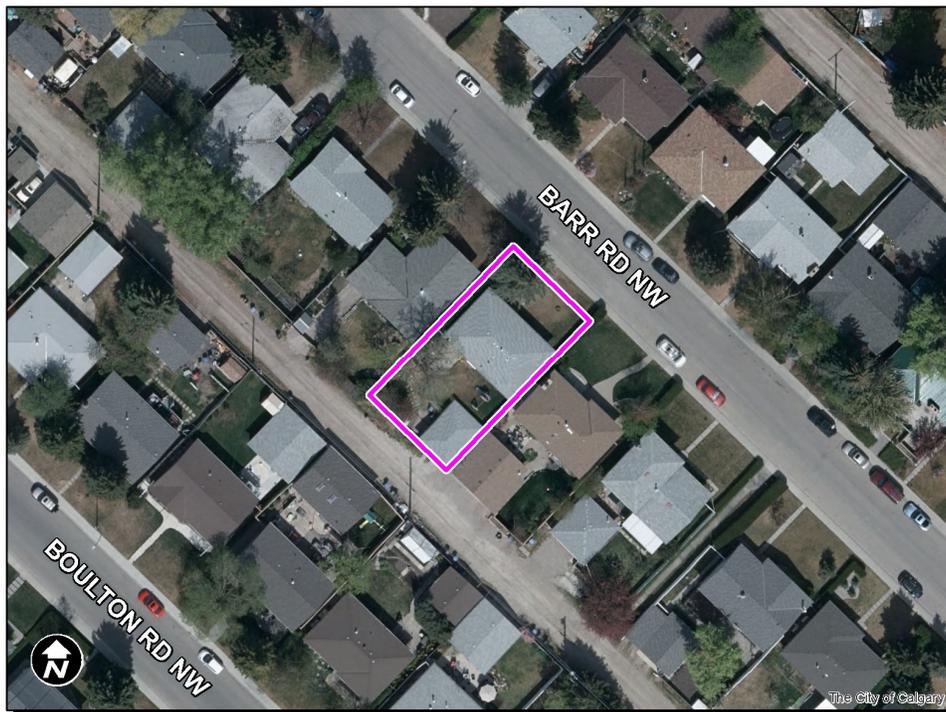
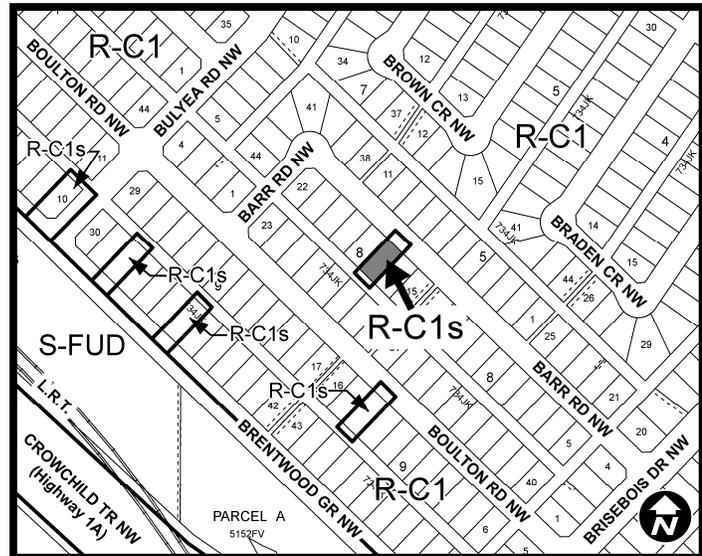
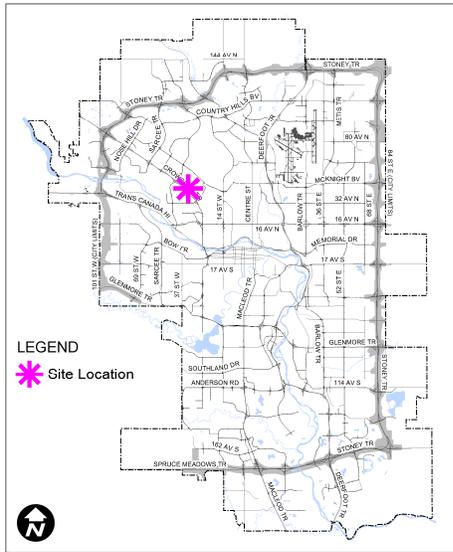
ATTACHMENT

1. Proposed Bylaw 170D2017

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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 0.05 hectares \pm (0.11 acres \pm) located at 3311 Barr Road NW (Plan 734Jk, Block 8, Lot 17) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Ken Yeung

Landowner:

Ken Yeung
Lan S Truong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 15 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with a detached rear single car garage off the lane. Single detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 250 metres from a bus stop.

Brentwood	
Peak Population Year	1969
Peak Population	9,086
2016 Current Population	7,133
Difference in Population (Number)	-1,953
Difference in Population (Percent)	-21.5%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite). The subject site does meet the minimum R-C1s parcel width requirements (12.0 metres). 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 on the property. A Backyard suite would require a development permit whereas a basement suite would be exempt from requiring a development permit but would still require a building permit.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP) (2009):

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

There is no local area plan for this portion of Brentwood.

TRANSPORTATION NETWORKS

The subject site has access from Barr Road NW with a rear lane. Transit is located approximately 250 metres to the south on Brisebois Drive NW.

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 depending on the type of a 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 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received at the time of writing this report.

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Citizen Comments

No letters were submitted from local citizens.

Public Meetings

No public meetings were held for this application.

APPENDIX I

APPLICANT'S SUBMISSION

I have been a resident in this community for about 5 years and would like to continue to be a resident for the foreseeable future. Although we currently only have one child, we are finding our 100SQFT house limiting in terms of space and seeing a need to use additional space for storage and living. Our current garage is very old single car garage and does not provide added space. We would plan to replace the existing garage for a double car garage or larger and also to add some living space above it. This will allow us to use the space for storage and living, but primarily to allow my elderly parents to use it when they visit to care for my child. As such, I would like to apply for a redesignation of my property from the existing designation to allow for the development of a garage suite. I've provided a highlight of my plans and reasons below. Please review and let me know if you have any additional questions. Thank you for your time.

Reasons for Application:

- The primary reason is to provide additional storage and living space for my family; elderly parents who will also be caring for my child when they stay here.
- In the longer term to provide additional living space for my children when they become older and need their own space.
- In case of financial; need, to be able to provide affordable housing space as the location is walking distance to LRT, which will also assist with my mortgage payments.

Plans:

- Take down the existing old single car garage.
- Build a double garage or larger with liveable space above the garage.