

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
CAPRI AVENUE NW AND CAPRI CRESCENT NW
BYLAW 116D2017**

MAP 31C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Brentwood from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite.

There is currently no secondary suite on the site and the application is not the 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 February 23

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 116D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 401 Capri Avenue NW (Plan 367JK, Block 5, Lot 27) 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 116D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the surrounding neighbourhood. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has lane access and can accommodate the required onsite parking in the existing detached rear garage. In addition, the parcel abuts a public park and is located in close proximity to public transit and significant commercial amenities.

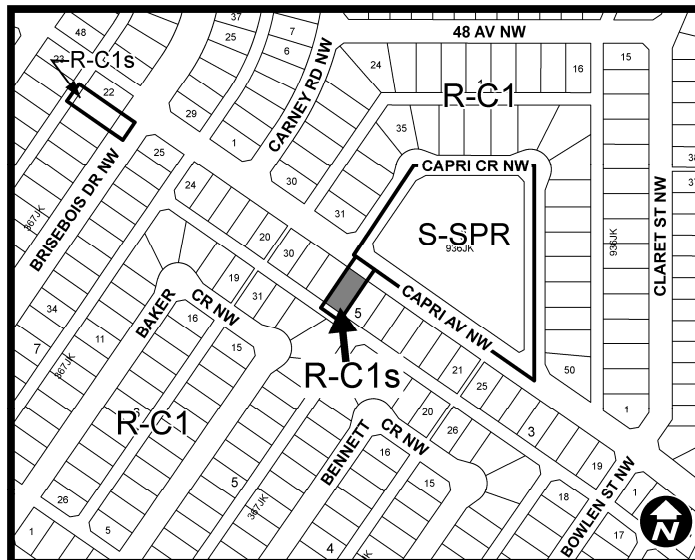
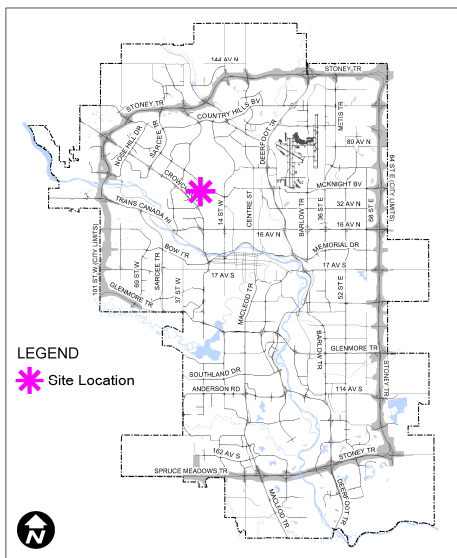
ATTACHMENT

1. Proposed Bylaw 116D2017

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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 (0.12 acres \pm) located at 401 Capri Avenue NW (Plan 367JK, Block 5, Lot 27) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 8 – 0

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Applicant:

Vahid Ghomashchi

Landowner:

Vahid Ghomashchi

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Brentwood, within a low density residential neighbourhood made up primarily of single detached dwellings designated Residential – Contextual One (R-C1) District. Directly north of the subject site, on the opposite side of Capri Avenue NW, is a public park. The subject site is developed with a single detached dwelling (one-storey bungalow) and a detached single-car garage with access from the rear lane.

The site has an approximate frontage of 16.8 metres along Capri Avenue NW, a depth of 30.4 metres and comprises a total lot area of approximately 510 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite as prescribed by the Land Use Bylaw and it is reasonable to anticipate that required parking and amenity space could be achieved. These items and potential site changes would be reviewed in detail through a subsequent development permit and/or building permit process.

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%

LAND USE DISTRICTS

The proposed R-C1s district would allow for the development of a secondary suite in addition to the existing Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite (Basement Suite) as a permitted use; or
- Backyard Suite as a discretionary use.

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The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

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).

Municipal Development Plan (MDP)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the MDP. The Developed Residential Area – Established Area policy supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

Brentwood Station Area Redevelopment Plan

The subject site is located within the Brentwood Station Area Redevelopment Plan (ARP) boundary. In general, the Brentwood Station ARP is intended to create a framework for the re-urbanization of the lands in the Brentwood Station Area. The ARP envisions Brentwood becoming a vibrant, mixed use and sustainable urban village by focusing on creating a pedestrian friendly environment with transit-supportive levels of development.

The site is located outside of the defined “Areas of Change” where it is anticipated that significant redevelopment will occur. However, the ARP generally supports small-scale infill and an increase in housing choices within low density residential neighbourhoods identified as “Areas of Stability”.

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TRANSPORTATION NETWORKS

The site contains an existing access along Capri Avenue NW and a detached garage accessible from the rear lane. The parcel is well served by Calgary Transit with the Brentwood LRT station located just over 1 kilometre to the south and bus stops for two routes located approximately 200 metres northwest (Route 9) and 500 metres southeast (Route 105) respectively.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Brentwood Community Association was circulated regarding this application and has submitted a response expressing some general concern about the parking impact and future occupancy (prefer owner-occupied) of the proposed suite. Further, the response indicates that, in general, they're not in support of backyard or garage suites.

Citizen Comments

No comments were received from the public by CPC Report submission date.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for applying Land Use Redesignation (Secondary Suite)

1. Contribute to providing affordable housing options for seniors and lower income people
2. Maximize the use of existing urban infrastructure in the neighbourhood
3. Contribute on maintaining the neighbourhood's population with modest growth
4. Create a potential choice to invest in my home
5. Create a potential mortgage helper
6. Increase the value of my property
7. Will have no additional structure to the existing building
8. Will have no impacts on neighbours
9. No impacts on the character of existing neighbourhood
10. Provide an independent accommodation for my mother-in-law (72 year old) to live close to us in a same building.

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APPENDIX II

LETTERS SUBMITTED

Sent: Friday, February 10, 2017 3:52 PM
To: DP Circ
Subject: Form: Community Association Feedback, New submission
File number: LOC2016-0350
Name(s) of Planning Representative(s) who completed this form: Stephen Randall;
Melanie Swailes
Community Association: Brentwood Community Association
Date returned 2/15/2017 12:00:00 AM

**I commit to the Planning System core values: innovation, collaboration,
transparency, accountability, trust, and responsibility.**

Yes

What are the strengths and challenges of the proposed development?

This is an application for an owner-occupied secondary suite, the stated objectives of which are to provide accommodation for a mother-in-law/mother and to provide some additional household income. This is a single detached bungalow. Although the Brentwood Community Association does not endorse secondary suites in general, where ones are approved by City Council the Association very strongly prefers owner-occupied suites. The applicant does not indicate the location of the suite nor whether the establishment of the suite will create any additional pressure on parking

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

Applicant should indicate impact on parking. As well the Brentwood Community Association is not in favour of garage or backyard suites, but that does not appear to be the intent of this application.