

**LAND USE AMENDMENT  
BRENTWOOD (WARD 7)  
WEST OF NORTHMOUNT DRIVE NW AND CHARLESWOOD  
DRIVE NW  
BYLAW 90D2017**

**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 Calgary.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 26

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 90D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1204 Northmount Drive NW (Plan 5654HW, Block 9, Lot 40) 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 90D2017.

**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 and complementary with the established character of the community. 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 can accommodate the required onsite parking with the development of an additional parking pad in the rear lane. In addition, the parcel is located in close proximity to public transit.

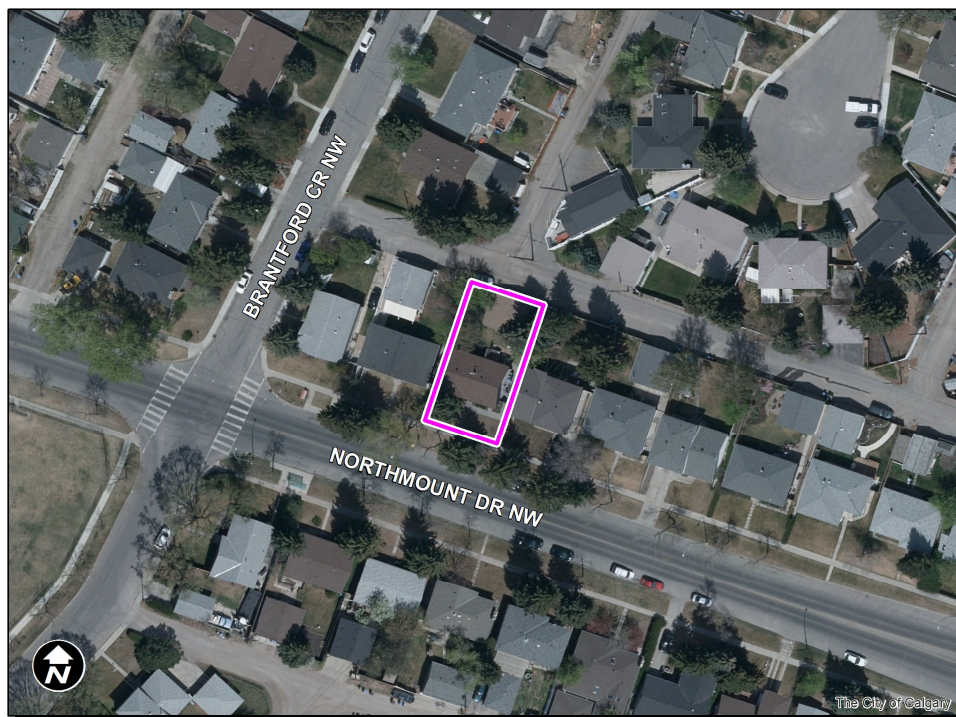
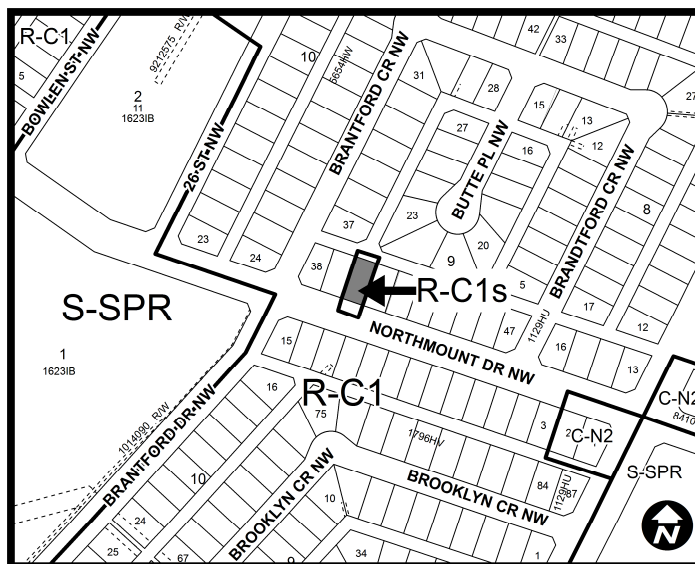
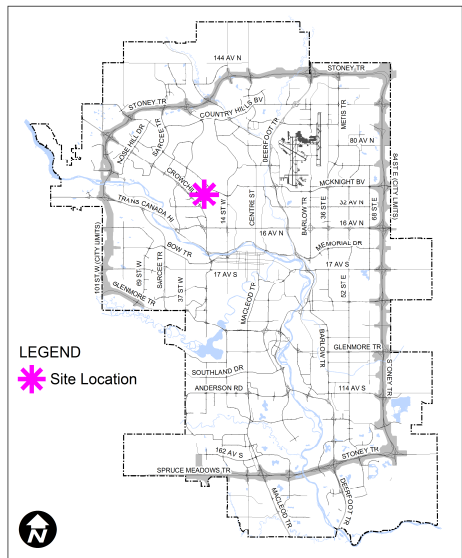
**ATTACHMENT**

1. Proposed Bylaw 90D2017

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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 1204 Northmount Drive NW (Plan 5654HW, Block 9, Lot 40) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Tita**  
Absent: G.-C. Carra

**Carried: 8 – 0**

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**Applicant:**

Mark Rowland

**Landowner:**

Mark Rowland

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of Brentwood, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling (bungalow) and a double car rear garage.

The site has an approximate frontage of 15.7 metres along Northmount Drive NW and comprises a total lot area of approximately 483 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing double car garage in the rear lane with space to accommodate development of an additional parking pad, which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

<b>Brentwood</b>	
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 a 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:

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

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.

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**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) (Statutory - 2009)

The subject site is located within the *Developed Established Residential Area* and more specifically the *Established Area* as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

*Residential – Developed Established Area* general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

*Neighbourhood Infill and Redevelopment* policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

*Housing Diversity and Choice* policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site as it lies outside of the Brentwood Station ARP, therefore the Calgary MDP is used for guidance.

**TRANSPORTATION NETWORKS**

The site contains an existing double car garage, which can be accessed directly from the rear lane off Branford Crescent NW. The parcel is well served by Calgary Transit with two stops (Route 105) nearby – one across the street on Northmount Drive NW and the other located 170 metres to the east near Charleswood Drive NW.

In addition, the Brentwood LRT Station is located 1.1 kilometres away.

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**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 no comments were received by Administration in response to the proposed land use amendment.

**Citizen Comments**

Two written letters were received from adjacent landowners as part of the standard circulation process. Perceived concerns include:

- Increased traffic in the rear lane;
- Noise from existing tenants;
- Overspill parking on Northmount Drive NW; and
- Impact of future bike lanes (Northmount Drive NW) on parking in the community.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This letter is written to support the application for land use redesignation at 1204 Northmount Drive NW. The redesignation is to amend zoning for the property from R-C1 to R-C1s to legally support a secondary (basement) suite, in accordance with City of Calgary bylaws.

I am a former University of Calgary student and renter in Brentwood and I have owned this house in Brentwood for about five years. I have seen plenty of illegal and nonconforming basement suites in the area and want to provide a clean and safe option for others who are looking to rent in a neighbourhood so close to all levels of schooling, parks, malls, and public transit. I am looking to add this development to the City of Calgary's Registered Secondary Suites Program once completed, inspected, and approved.

I have thoroughly reviewed the requirements for a secondary suite in accordance with City bylaws and provincial regulations. The site and property currently meet the requirements for sizing and some adjustments will need to be made to meet all standards, regulations, and bylaws. Such improvement will be addressed during the building permit stage.

Approving this application for rezoning would provide a net benefit to all stakeholders, including:

Renters: safe rental space close to U of C/transit/grocery/malls/ parks, on-site parking/outdoor space.

City: Support local businesses, community involvement, reduce sprawl, reduce illegal suites.

Homeowner: Supplement income for mortgage payments, future 'mother-in-law' suite.