

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BLOW STREET NW AND BLAKISTON DRIVE NW
BYLAW 51D2017**

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)

2016 December 15

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 51D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4203 Blow Street NW (Plan 6JK, Block 14, Lot 19) 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 51D2017.

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 meets the lot area requirements for Secondary Suites as outlined in the Land Use Bylaw and, as such, it is reasonable to conclude that future site modifications for required parking and amenity space could be achieved through the subsequent development permit process. In addition, the parcel is located in close proximity to public transit and significant commercial amenities.

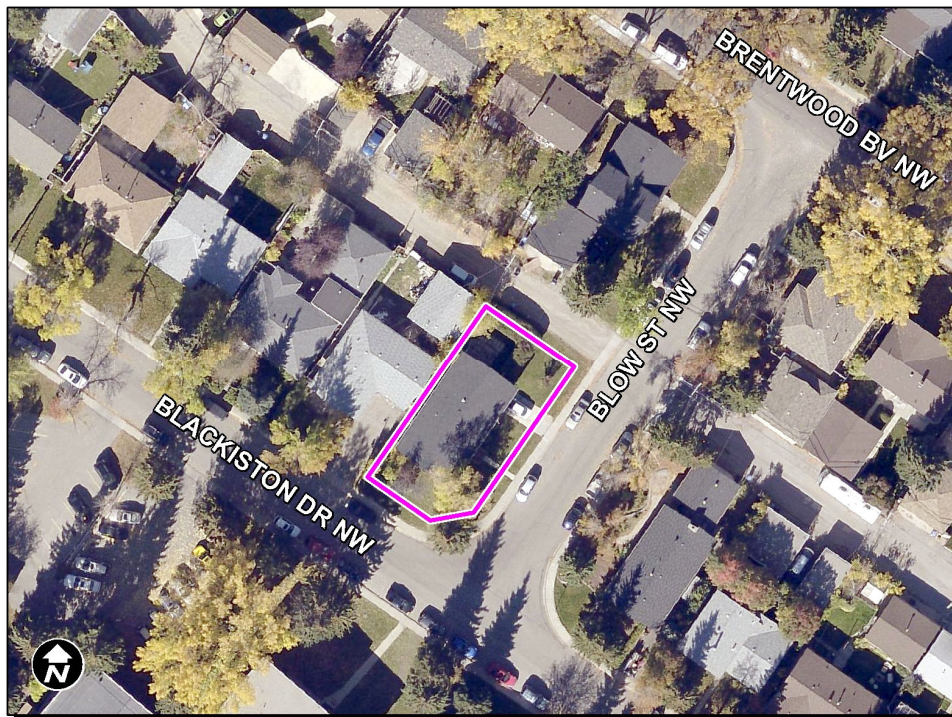
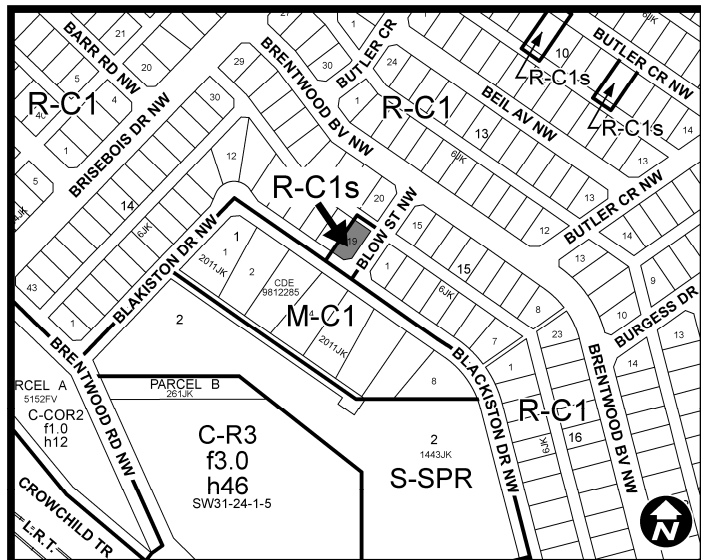
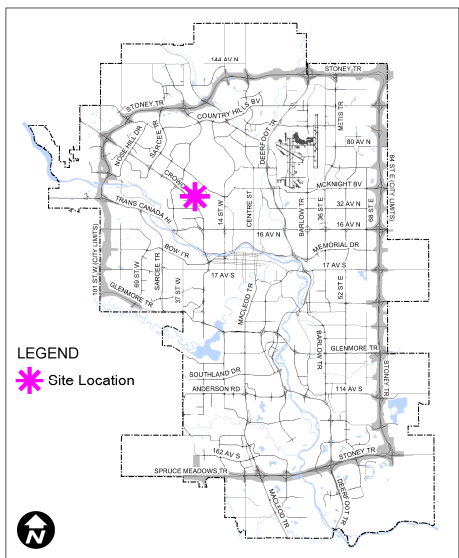
ATTACHMENT

1. Proposed Bylaw 51D2017
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 0.05 hectares \pm (0.12 acres \pm) located at 4203 Blow Street NW (Plan 6JK, Block 14, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: S. Keating, G.-C. Carra and M. Foht

Comments from Mr. Wright:

- The December 15 CPC Agenda had 15 applications in 11 communities. Those 11 communities have lost over 10,000 residents since peak population dates. Increases due to secondary suites will not create congestion, overcrowding or other “problems” associated with an excess of residents.

Comments from Ms. Juan:

- This was one of 12 applications from the same applicant. All neighbours have had maintenance concerns. Although maintenance concerns are not planning issues, I suggest that council ask the applicant to speak to the maintenance of the properties, the applicant was not present at CPC.

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Applicant:

Sara Karimiavval

Landowner:

414553 Alberta Ltd (Tajshabir Esmail)

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 south of the subject site is a cluster of 3-storey multi-residential buildings designated Multi-Residential – Contextual Low Profile (M-C1) District. Further south is a public park and the Brentwood Village Shopping Centre. The subject site is developed with a single detached dwelling (bi-level bungalow) and an attached single-car garage.

The site spans a length of approximately 30.5 metres along Blow Street NW, a depth of approximately 15.7 metres and comprises a total lot area of approximately 467 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 By-law and it is reasonable to anticipate that future site modifications for 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 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:

- 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 or building permit process.

LEGISLATION & POLICY

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 (ARP)

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”.

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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TRANSPORTATION NETWORKS

The site contains an existing access along Blow Street NW and abuts a side lane. The parcel is well served by Calgary Transit with the Brentwood LRT station located just over 300 metres to the south.

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 indicated they have no objection to the proposed land use amendment.

Citizen Comments

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

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APPENDIX I

APPLICANT'S SUBMISSION

I am the registered owners of the property in : 4203 Blow Street NW

I would like to apply to change the land use designation of my property to have a legal Secondary Suite.