

**LAND USE AMENDMENT
BRENTWOOD (WARD 07)
CROWCHILD TRAIL NW AND BULYEA ROAD NW
BYLAW 19D2017**

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 application was not submitted as a result of a complaint. There is no confirmed existing secondary suite in the dwelling to Administration's knowledge. The homeowner has indicated they currently have four simple bedrooms in the basement. Two complaints have been made on this property for a possible illegal dwelling.

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)

2016 November 17

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 19D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 4303 Bulyea Road NW (Plan 1253JK, Block 1, Lot 10) 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 19D2017.

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 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 front load garage in order to accommodate the required additional parking stall. The site is located approximately 400 metres from public transit.

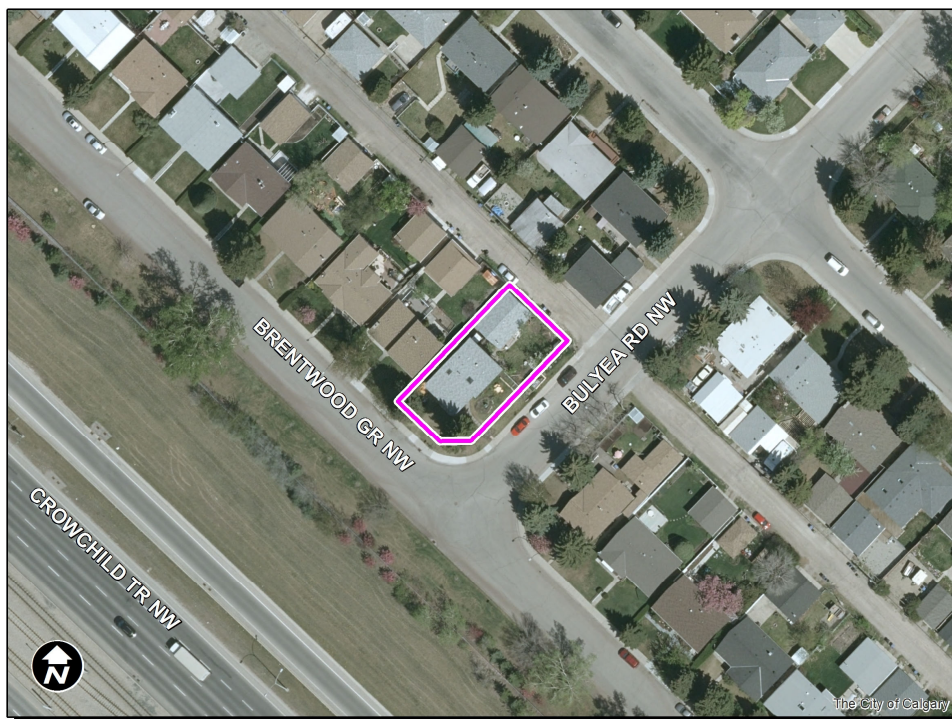
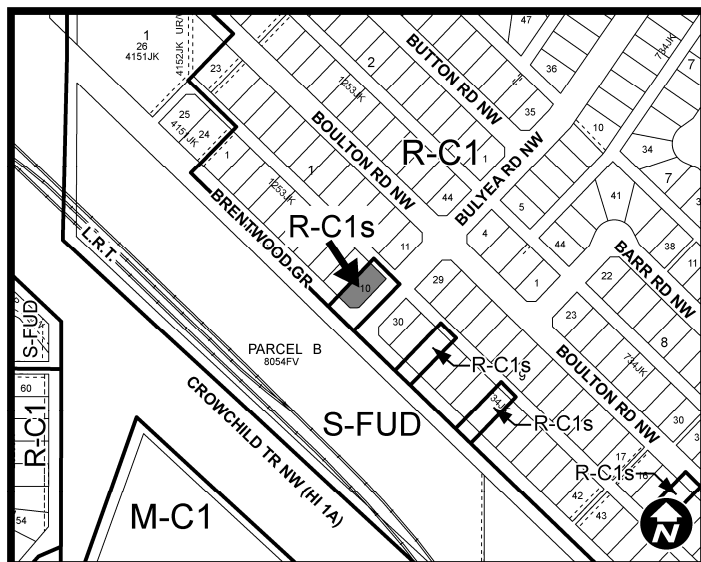
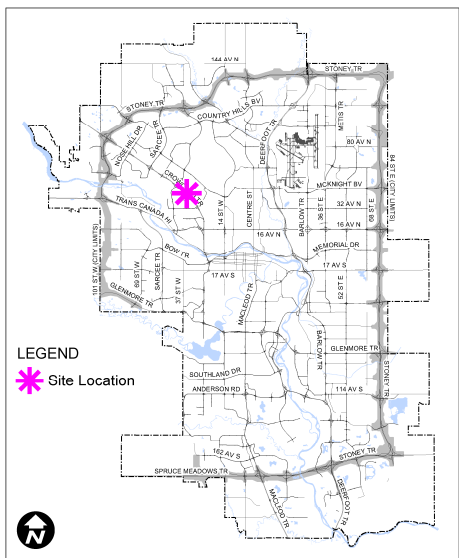
ATTACHMENT

Proposed Bylaw 19D2017

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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 (0.12 acres \pm) located at 4303 Bulyea Road NW (Plan 1253JK, Block 1, Lot 10) from Residential - Contextual One Dwelling (R-C1) District **to** Residential - Contextual One Dwelling(R-C1s) District.

Moved by: R. Wright
Absent: G.-C. Carra

Carried: 6 – 0

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Applicant:

Duhong Wang

Landowner:

Duhong Wang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 20 metres wide by 33 metres deep. The parcel is developed with a single detached dwelling with a detached garage accessed off the lane. Single detached dwellings exist to the north, south, and east of the parcel. The Crowchild Trail and C-Train corridor is located directly to the west of the site. The University of Calgary Campus is located approximately 500 metres to the south and east of the parcel. Three other parcels have been redesignated to the R-C1s designation within one block of this parcel. The parcel is approximately 400 metres from a bus stop on Northmount Drive and 700 metres from the Brentwood C-Train platform.

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 meets 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 via the Development Permit process.

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LEGISLATION & POLICY

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).

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).

There is no local area plan for Brentwood.

TRANSPORTATION NETWORKS

The subject site has access from Bulyea Road NW with rear lane access for vehicles. Transit is located approximately 400 metres to the north on Northmount 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.

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PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

- One comment was received in opposition to this application.
The majority of the concerns were due to upkeep of the home and parking in front of adjacent properties.

Public Meetings

- No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Dear Sir/Madam,

I am Duhong (Linda Wang, I am the owner of the house (4303 Bulyea Rd. NW Calgary) I lost my job and need to rent my rooms out for living expenses. The Land Use Redesignation helps me to create the second suit.

Thanks!!!

Duhong Wong
Aug 22, 2016