

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
NORTHMOUNT DRIVE NW AND BULYEA DRIVE NW
BYLAW 295D2016**

MAP 6N

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 existing secondary suite in the 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 October 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 295D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1464 Northmount Drive NW (Plan 1629JK, Block 4, Lot 46) 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 295D2016.

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 rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

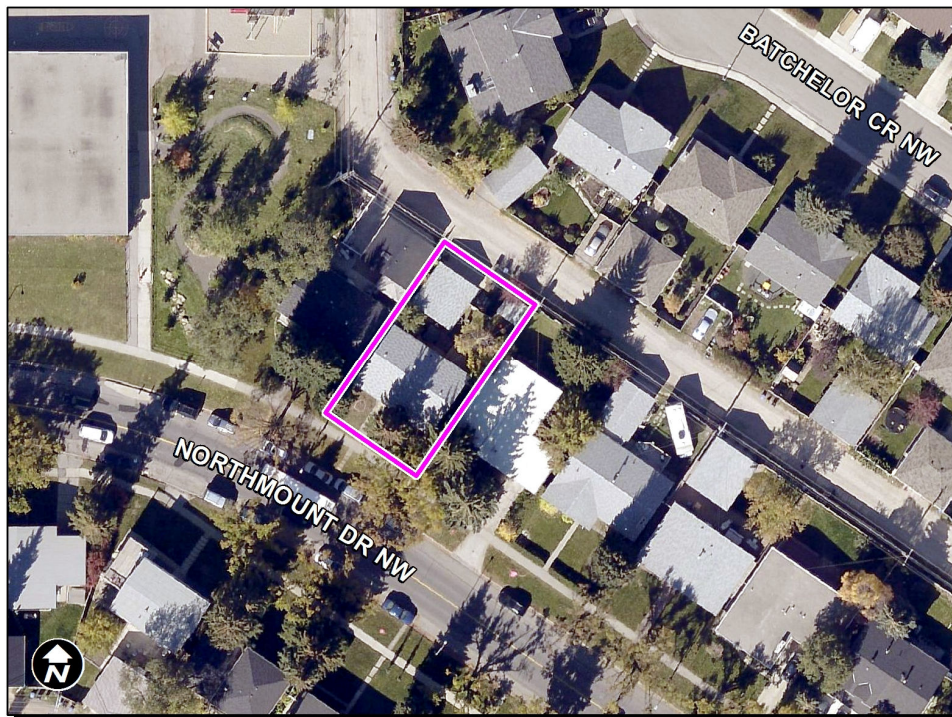
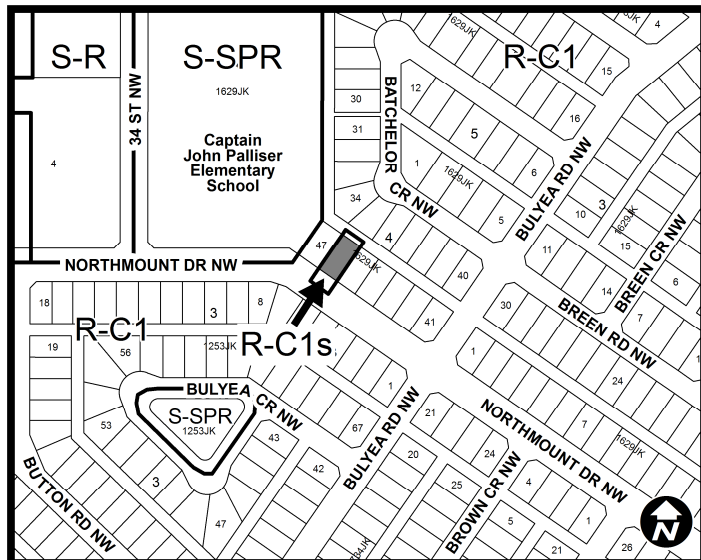
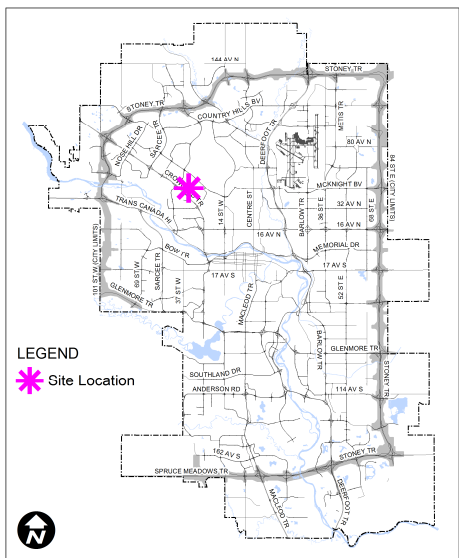
ATTACHMENTS

1. Proposed Bylaw 295D2016
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 1464 Northmount Drive NW (Plan 1629JK, Block 4, Lot 46) from Residential - Contextual One Dwelling (R-C1) District **to** Residential - Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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Applicant:

Andrew Gerard Macri

Landowner:

Andrew Gerard Macri
Judy Macri

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 16 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with a detached double garage accessed off the rear lane. Single detached dwellings exist to the north, south, west and east of the parcel. Two parcels to the west are all three levels of schools, a pool and fitness centre, sports complex, tennis courts, library and senior citizen home. The parcel is approximately 150 metres from a bus stop, 350 metres from the Northland Plaza, and 450 metres from the Northland Mall.

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 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).

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. A Development Permit is currently not required for a secondary suite (located in a basement) on a R-C1s parcel, although a Development Permit is required for a backyard suite on a R-C1s parcel.

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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 this portion of Brentwood.

TRANSPORTATION NETWORKS

The subject site has rear lane access and is located approximately 150 metres from transit.

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

The community association did not make comment on this application at the time of writing this report.

Citizen Comments

One letter was submitted stating they did not have any objections to the application as long as the owner continued to reside on the site.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a land use redesignation in order to have a secondary legal basement suite on this property. My mother currently lives here, and I would like to rent from her in the future at this location. We would like to create a long term liveable situation for economical purposes, so we feel this is the appropriate course of action. We want two completely separate units for privacy, which can accommodate two potential families, however; it is important that I live close by as my mom is newly divorced and needs help with different tasks including heavy lifting, ect.

We plan to do everything to code, provide the required parking space, and we are willing to ensure no disruptions to the neighbours and community. We are in the process of reaching out to the community association and neighbours as well to make sure no one has any objections to our plans.