

LAND USE AMENDMENT
BRENTWOOD (WARD 7)
SOUTH OF NORTHMOUNT DRIVE NW AND BRISEBOIS DRIVE
NW
BYLAW 237D2016

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. A Secondary Suite does not currently exist on the site and this 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)

2016 July 28

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 237D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 35 Butler Crescent NW (Plan 6JK, Block 10, Lot 18) 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 237D2016

REASONS FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses: Secondary Suite or Backyard Suite. These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. The following points further support this application:

- Close proximity to Brentwood LRT station, schools, services, and amenities;
- The site has lane access;

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- Transit is accessible within 350 metres (bus routes 8, 10, 137, 143);
- The site is capable of accommodating the required two parking stalls.

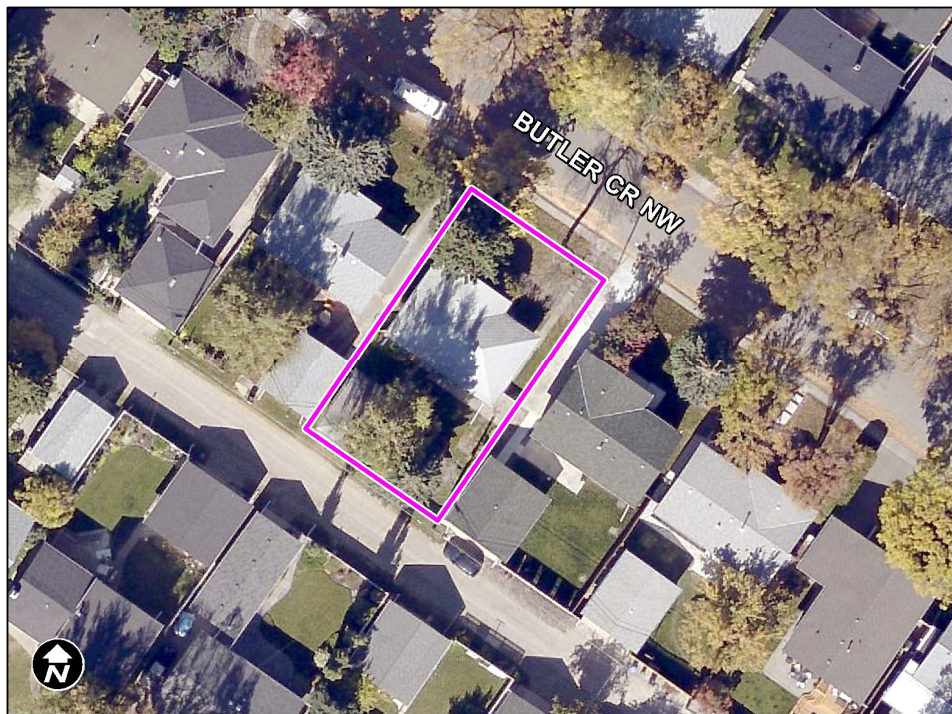
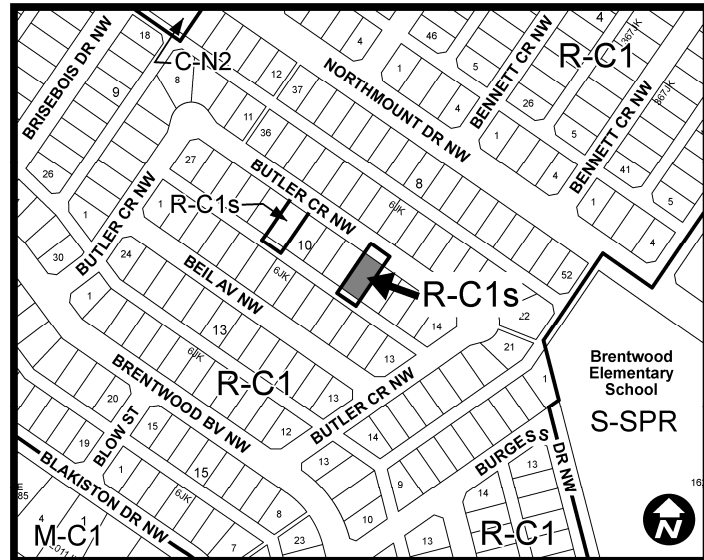
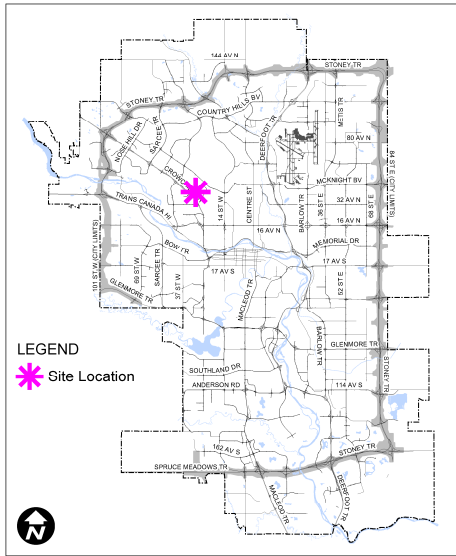
ATTACHMENT

1. Proposed Bylaw 237D2016

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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 ± (0.13 acres ±) located at 35 Butler Crescent NW (Plan 6JK, Block 10, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 6 – 0

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

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Applicant:

Janice Mackett

Landowner:

Janice Mackett
Wade Stout

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Brentwood. The parcel is developed with a single detached dwelling with a detached garage, accessed from the lane. Single detached dwellings exist on all adjacent parcels.

Brentwood	
Peak Population Year	1969
Peak Population	9086
2015 Current Population	6941
Difference in Population (Number)	2145
Difference in Population (Percent)	-24%

PROPOSED LAND USE DISTRICT

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 is approximately 16.68 metres wide by 30.50 metres deep and therefore meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage. No relaxations are anticipated to be required at this time.

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).

Brentwood Station Area Redevelopment Plan (ARP) (2009):

The subject site is located within the “local influences” area of the Brentwood Station ARP. This application supports the following plan objectives (Section 1.3):

- * Increased housing...choices within existing communities
- * Promoting a better job/housing balance
- * Reduce greenhouse gas emissions through reduced vehicle trips
- * Reduced energy consumption resulting from efficient land use...
- * Maximum use of transit infrastructure

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Butler Crescent NW with vehicular access to the existing detached garage from the rear lane. The area is served by Calgary Transit with a bust stop located approximately 350 metres away on Brisebois Drive NW, serving Routes 8, 10, 137, and 143.

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.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association did not respond to the circulation of this application. A follow up email was sent on 23 June 2016 and was not returned.

Citizen Comments

Administration received 1 letter of objection, summarized as follows:

- Parking congestion
- Several new high density condos and townhouses in the general area
- Undesirable tenants already a problem in the area
- It is important to keep Butler CR a single family dwelling street

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are currently planning to carry out some extensive interior renovations on the main floor and basement of our bungalow. As we plan for this we would also like to plan for the incorporation of a secondary suite in the basement to supplement our income as we enter our retirement.

House Size: The house itself is approximately 1100s.f.; this will accommodate a suite of approximately 750sf in the basement.

Lot Width: The property is wider than a typical 50' lot; this will accommodate the deeper (750mm) window well requirements on both sides of the house and still leave lots of space available for a walkway along the side yard.

Rear Yard Amenity Space for Suite: There will be ample room in front of the single car garage to provide a secluded landscaped area for the Secondary Suite tenant.

Parking: The extra width also means that 3 parking spaces in the rear yard will easily be accommodated. There is currently a single car garage on the lot. A new double car garage will be built.

Location and Amenities: The property is located on a quiet, treed crescent in Brentwood. It is within walking distance of the Brentwood shopping centre, LRT station, and University. It is close to Foothills Hospital and Nose Hill Library.

Affordable Housing: We intend to keep the house within its original footprint so that it remains in keeping with the scale of its neighbours. Its central location to amenities means that the suite will provide affordable housing for a university student or young person working in the area.

Secondary Suite Registry: If the application is approved, we fully intend to register it on the City's Secondary Suite registry.