

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
SOUTH OF JOHN LAURIE BOULEVARD NW AND WEST OF 14
STREET NW
BYLAW 154D2016

MAP 32C

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 for a secondary suite. There is currently no secondary suite on the site and this application is not due to 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 May 05

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 154D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2028 Crocus Road NW (Plan 435JK, Block 7, 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 154D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite, 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 is located midblock, has a rear lane is in close proximity of transit and can accommodate the required additional parking stall on site.

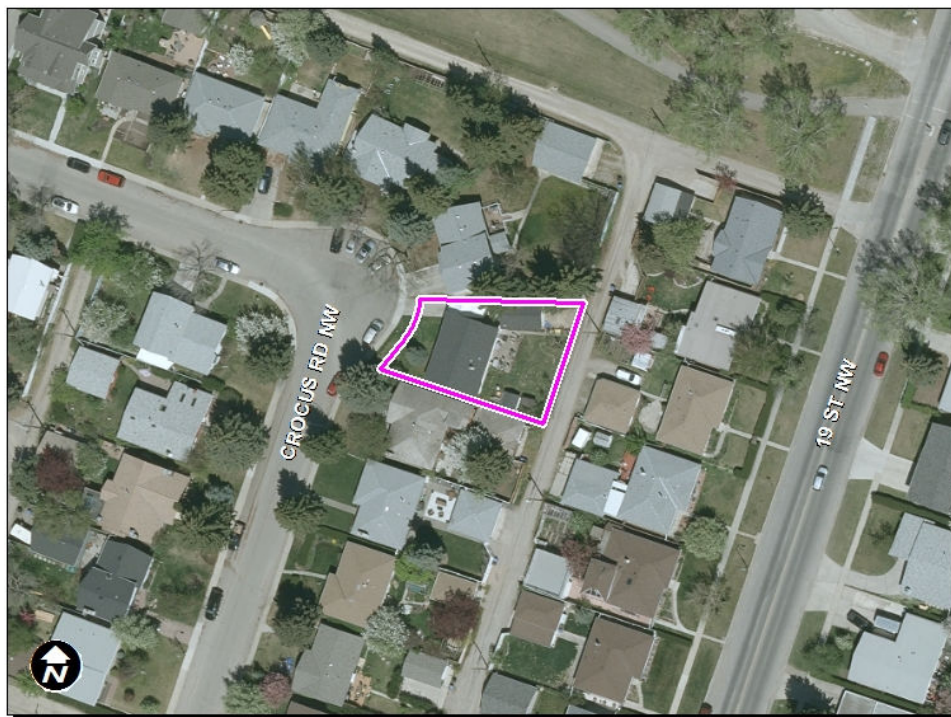
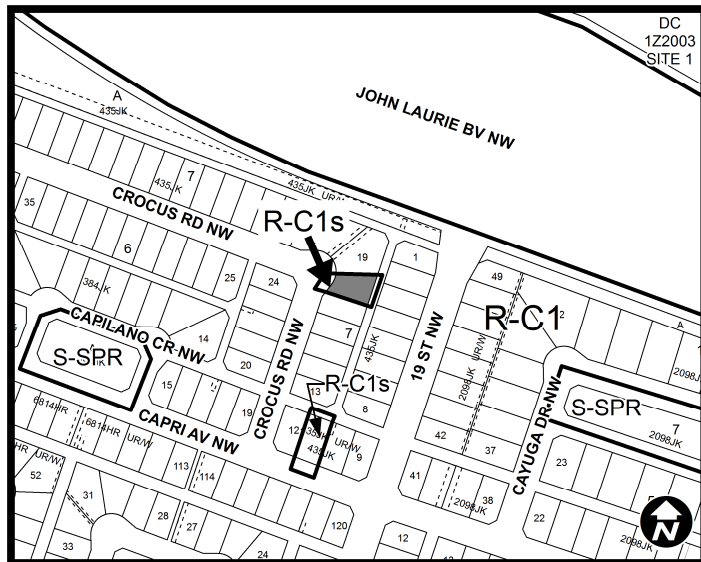
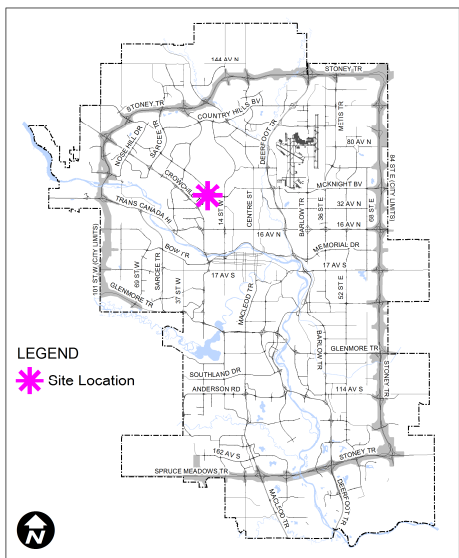
ATTACHMENT

1. Proposed Bylaw 154D2016

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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 (0.14 acres \pm) located at 2028 Crocus Road NW (Plan 435JK, Block 7, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 8 – 0

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Applicant:

Bartlomiej Gutwinski

Landowner:

Bartlomiej Gutwinski

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a midblock parcel in a low density R-C1 setting the community of Charleswood. The site is developed with a single detached dwelling with a detached garage accessible from the rear lane. Parking is available in the rear detached garage. The applicant's intent is to construct a secondary suite in the basement of the existing single detached dwelling.

The subject site has an approximate width of 18 metres and depth of 30 metres and meets the minimum requirements for width and depth. Full compliance with land-use bylaw will be evaluated at the development permit stage. It appears that the parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

LAND USE DISTRICTS

The proposed R-C1s district allows 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 two following forms:

- Secondary 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. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject parcel is identified as Developed Established Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. The MDP encourages modest redevelopment in the Established Area.

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There is no Area Redevelopment Plan for the subject site.

TRANSPORTATION NETWORKS

The site can be accessed from Crocus Road NW by foot, bicycle, or automobile. The parcel is well serviced by transit with a bus stop located approximately 350 metres from the site.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The community association was circulated regarding this application and supports the proposed land use amendment. The Triwood Community is generally supportive of secondary suite applications but would prefer that the owner is one of the occupants and that all parking requirements for residents be provided on site.

Citizen Comments

Administration has received three letters in opposition of the proposed land use amendment. These letters raised concerns regarding increased street parking, privacy from potential backyard suite above garage, and negative impact on single family character of the community.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

My name is Bart Gutwinski, I'm proud owner of the property located at 2028 Crocus Rd NW in Calgary. I would like to developed secondary suite while strictly following every building, fire and occupancy code. I strongly believe that legal second suite is a great way to bolster home value and create an additional income, excellent way to reduce our carbon footprint and expand affordable housing choices in our city. My house is located in fantastic neighbourhood with public and Catholic schools, kindergarten, Confederation Park, within walking distance to stores, banks, Brentwood and University LRT station, restaurants, University of Calgary, easy commute to SAIT. I can easy provide off street parking so there will be no issue with too many vehicles and lack of parking on the street. I believe if I get approved to build my project many people will benefit from it by living in a lovely place in really good location at affordable price, in place that they can call home.