

**LAND USE AMENDMENT
BOWNESS (WARD 1)
EAST OF 67 STREET NW AND NORTH OF 33 AVENUE NW
BYLAW 118D2016**

MAP 35W

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 April 07

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 118D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 6436 – 33 Avenue NW (Plan 5368FV, Block 32, Lot 4) 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 118D2016.

REASON(S) FOR RECOMMENDATION:

The proposed land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be 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.

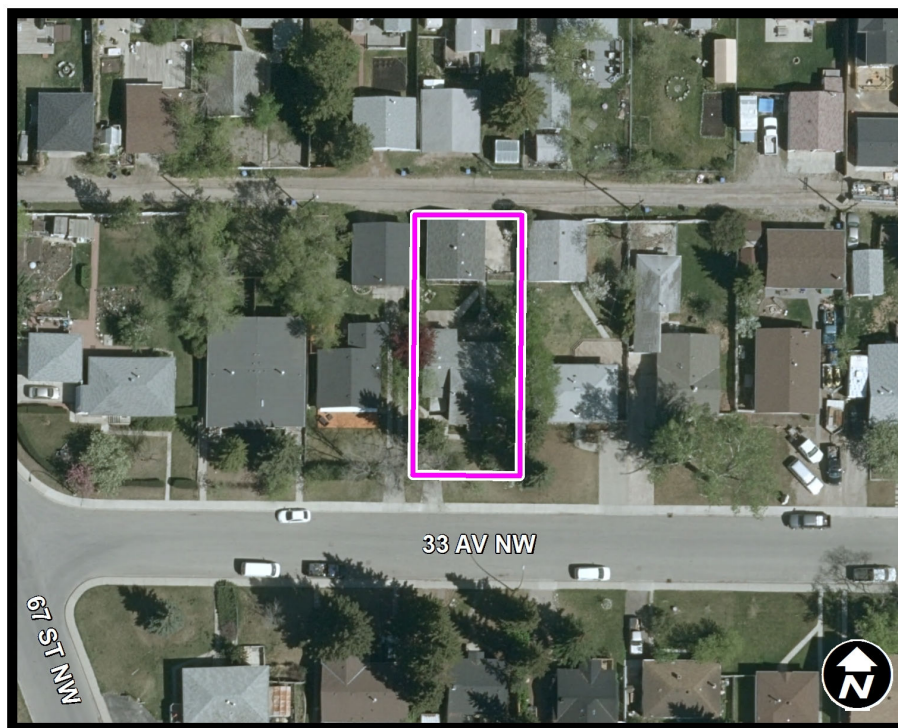
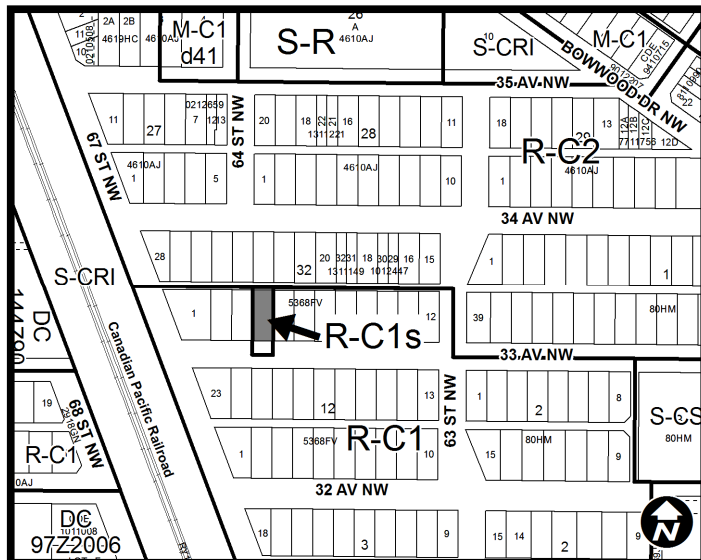
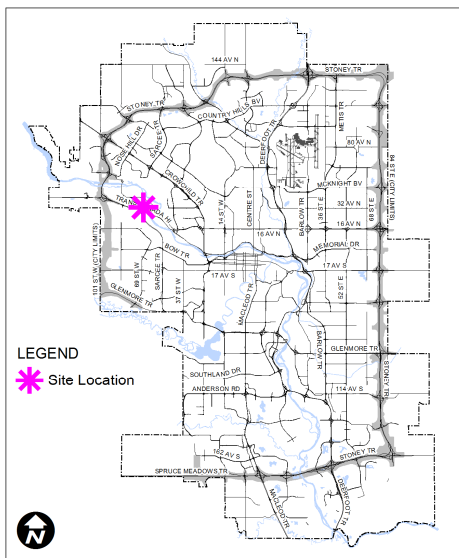
ATTACHMENT

1. Proposed Bylaw 118D2016

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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 6436 – 33 Avenue NW (Plan 5368FV, Block 32, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 9 – 0

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Applicant:

Anthony P Brogan

Landowner:

Anthony P Brogan
Tina J Brogan

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres wide by 37 metres deep. The parcel is developed with a single detached dwelling with a front driveway that is accessed from 33 Avenue as well as a double detached garage that is accessed from the rear lane. An existing concrete pad is located directly adjacent to the detached garage that could be used for additional parking. Single detached dwellings exist adjacent to the parcel on the east and west sides, across the lane on the north side and across 33 Avenue NW on the south side.

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) and one additional discretionary use (Backyard Suite).

The subject site 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.

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 a permitting process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed: Inner City* area as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching policies of the MDP including *Neighbourhood infill and redevelopment* policies (section 2.2.5), *Housing Diversity and Choice* policies (section 2.3.1), and *Inner City Areas* policies (section 3.5.2).

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Bowness Area Redevelopment Plan (1995)

The subject site is located within the *Residential: Low Density, Conservation and Infill* area as identified on Map 2 of the Bowness Area Redevelopment Plan (ARP). Although the ARP does not specifically mention secondary suites, one of the objectives of the residential land use areas is to *maintain and provide with the community a variety of housing types capable of accommodating different age groups, household types, and income levels*. Furthermore, there is also a policy in the ARP which states that *the current R-1, R-2, and DC (residential) residential land use designations are appropriate* (section 7.2). The proposed land use amendment to accommodate a secondary suite is in keeping with the aforementioned policy and objective of the ARP.

TRANSPORTATION NETWORKS

Pedestrian access is available via 33 Avenue NW and vehicular access is available via 33 Avenue NW and the rear lane. Unrestricted on-street parking is permitted in the area.

The subject site is located approximately 190 metres away the Route 40 community bus stop on 63 Street NW and approximately 750 metres away from the northbound and southbound bus stops for the Route 1 and Route 305, which provide service to the downtown core and LRT.

UTILITIES & SERVICING

Water and sanitary 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/Building Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

The subject site is not located within the floodway, flood fringe or overland flow area.

ENVIRONMENTAL SUSTAINABILITY

Any environmental sustainability features would be provided at the Development Permit/Building Permit stage.

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GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Bowness Community Association submitted a letter that did not refer to this specific application but did state that “the community feels the need for community-wide strategies in Bowness or city-wide strategies to help alleviate housing issues, rather than secondary suites” (APPENDIX II).

Citizen Comments

No comments were received by the CPC Report submission date.

Public Meetings

No meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I Anthony Brogan, the owner of 6436 33 Avenue NW, Plan 5368FV Block 32 Lot 4 request said property to have a redesignation zoning to accommodate a legal secondary basement suite for the reasons below.

To provide affordable rental in an inner city neighbourhood, as I'm already renting the main floor at below market value to a single mother with her young son, which he likes as there is a big back yard fully closed in for safety, and there are a couple of parks close by about a 5 min walk. There are 2 elementary schools a junior high school and a high school all within a 5 min drive. Parking is not problem as there is a double garage with lane access a concrete pad on the one side and a long driveway which you can park 2 vehicles on, the neighbours on either side have driveways and double garages.

City transit is close by with the # 1 and # 305 bus about 3 blocks away, the # 40 bus is at the end of the block. The property is also close to the foothills and children's hospital along with the U of C. Shopping for groceries is a short walk away.

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APPENDIX II

LETTER SUBMITTED BY THE BOWNESS COMMUNITY ASSOCIATION

March 3, 2016

The community feels the need for community-wide strategies in Bowness or city-wide strategies to help alleviate housing issues, rather than secondary suites.