

**LAND USE AMENDMENT
BRAESIDE (WARD 11)
BRAESIDE DRIVE SW AND BRACEWOOD DRIVE SW
BYLAW 52D2016**

MAP 17S

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 February 11

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 52D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 11348 Braeside Drive SW (Plan 7710175, Block 14, Lot 12) 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 52D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, 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.

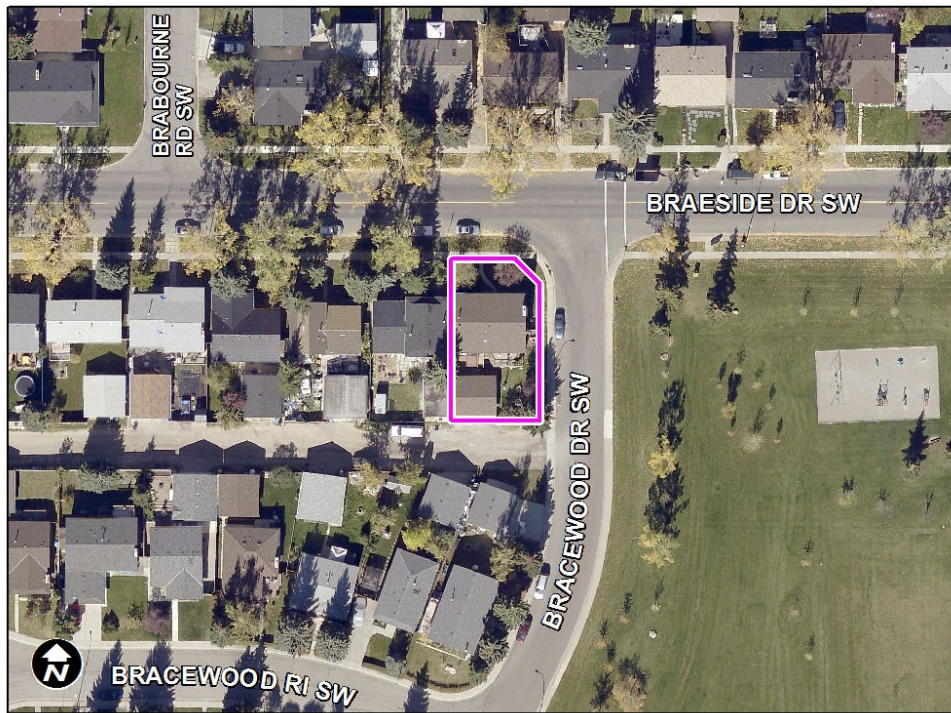
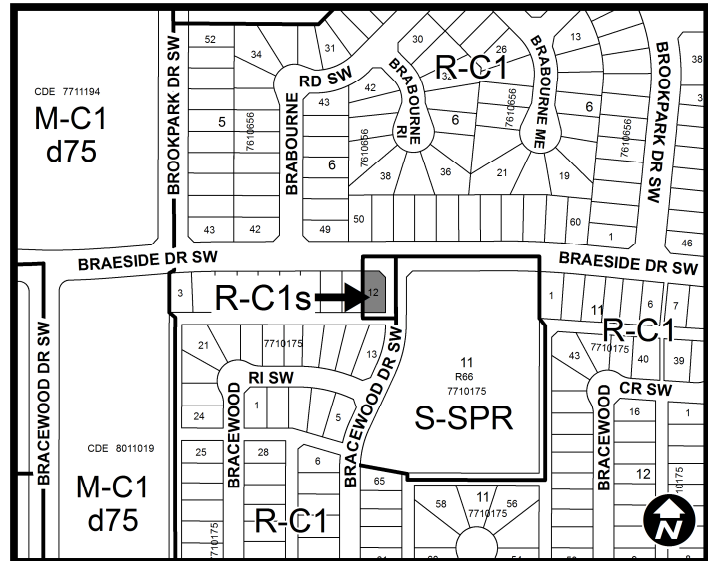
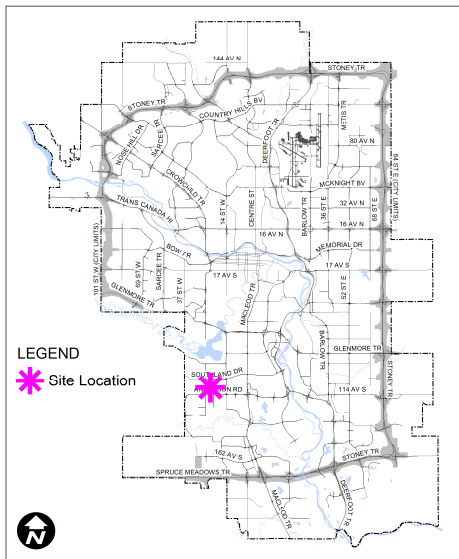
ATTACHMENT

1. Proposed Bylaw 52D2016

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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 11348 Braeside Drive SW (Plan 7710175, Block 14, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant:

Isauro Gonzalez

Landowners:

Isauro Gonzalez
Luz Rojas

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Braeside, the site is approximately 16.6 metres wide by 30.4 metres deep. 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, except for a park located across Bracewood Drive SW to the east. The closest transit stop is a bus stop located within 50 metres along Braeside Drive SW.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. 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 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 a secondary suite or backyard suite to be considered via the development or building permit process. If a secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

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 site, the land use proposal is in keeping of overarching MDP policies including: *Developed Residential Area* policies (Section 3.5.1), *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).

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Glenmore Design Brief

The subject site is located within a Residential district as identified on Map 4: Land Use and Circulation System. Although the Design Brief makes no specific reference to the subject site, the land use proposal maintains a residential density directive.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Braeside Drive SW, with vehicular access to the existing detached garage from the lane. The area is served by Calgary Transit with bus stops within 50 metres (route 80) and 100 metres (route 79) from the subject property, both located along Braeside Drive SW. These routes offer service to the Heritage and Southland LRT stations.

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 amendment 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 application was circulated to the Braeside Community Association. No comments were received by the CPC Report submission date.

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Citizen Comments

The application was circulated to adjacent landowners and was notice posted. No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern,

I, Isauro Gonzalez and my wife Luz Mery Rojas are doing this application for the following reasons:

1. We bought the property for our family of 6 members. However, right now there is only the both of us and our youngest son living in a house of 5 rooms, 3 living rooms, 1 dining room and 3 washrooms, which is too much room for only 3 inhabitants.
2. Most importantly, I am currently working in the construction industry, and due to the oil and gas crisis, I have been noticing a lot of my coworkers being laid off. Reacting to the situation, I am preparing a different way to receive enough income to continue paying my mortgage as well as living expenses and maintenance of the house which was built in 1977.

I believe our application should be approved since this would be a way to maintain our financial needs as well as our obligations as Canadian citizens, as we have been doing since for the past 11 years since we moved to this country.

Thank you for considering our request.

Sincerely yours,



Isauro Gonzalez



Luz Mery Rojas