

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
NORTH OF CROWCHILD TRAIL NW AND EAST OF
SHAGANAPPI TRAIL NW
BYLAW 56D2016**

MAP 31C

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 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 56D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3243 Boulton Road NW (Plan 734JK, Block 9, Lot 14) 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 56D2016.

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

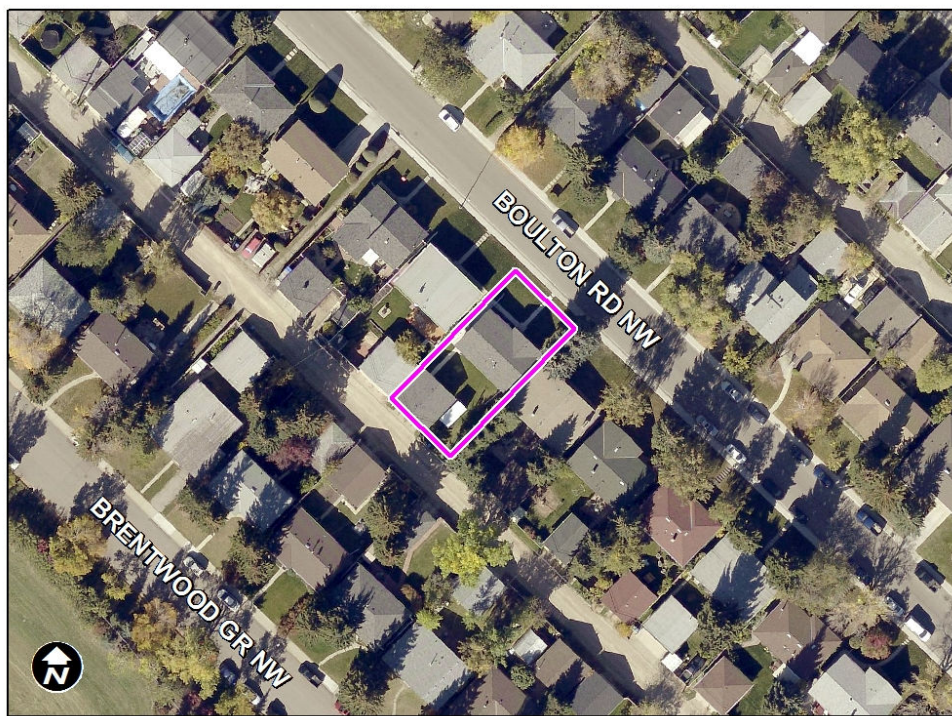
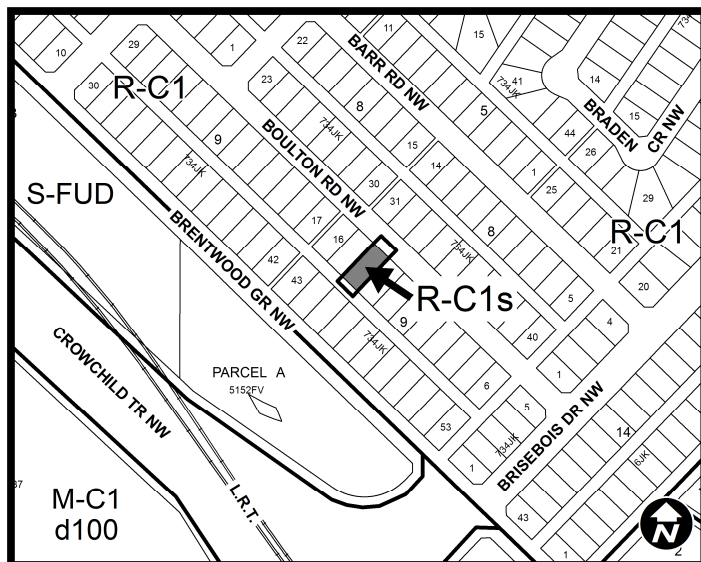
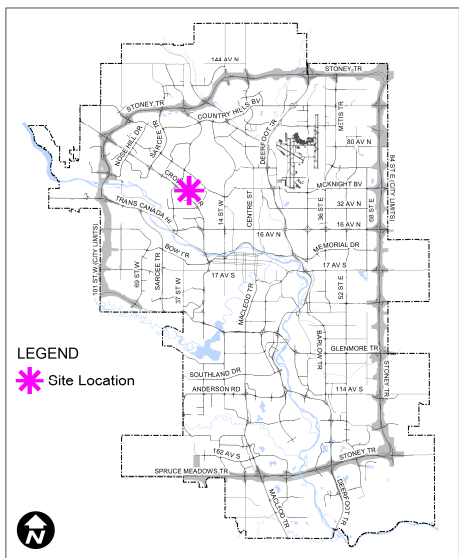
ATTACHMENT

1. Proposed Bylaw 56D2016

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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 (0.13 acres \pm) located at 3243 Boulton Road NW (Plan 734JK, Block 9, Lot 14) 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:

IN SIDE OUT

Landowner:

Chandrakant Dahyabhai Lad
Pravati Lad

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a midblock parcel in a low density R-C1 setting in the community of Brentwood. 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 and on Boulton Road NW. 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 15.5 metres and depth of 33.5 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.

The subject site is also located within 2 kilometres of the University of Calgary and the proposed land use designation could accommodate student housing.

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

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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.

There is no Area Redevelopment Plan for the subject site and the parcel is located just outside of the Brentwood Station plan area.

TRANSPORTATION NETWORKS

The site can be accessed from Boulton Road NW by foot, bicycle, or automobile. The parcel is well serviced by transit with a bus stop located approximately 240 metres from the site on Briesbois Drive NW. The subject parcel is also 250 metres from Brentwood LRT Station.

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 but did not provide comments.

Citizen Comments

No letters of objection were received by administration. The applicant spoke with neighbouring properties and gathered seven signatures of residents who 'do not object' to the proposed redesignation.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Our names are Chandrakant and Pravati Lad and we have lived at 3243 Boulton Road NW Calgary for the past 33 years raising our family (Since 1982). We love our Brentwood neighbourhood and want to continue to live in our home. We would like to renovate our basement and develop a secondary suite. The goal will be to build a safe, attractive secondary basement suite. In order to do this, we are applying to the City for R-C1s rezoning approval.

The proposed suite would be built to the Alberta Building Code & Alberta Fire Code standards and regulations. The property does comply with the municipality rules and regulations for a R-C1s lot.

The location of our property is also appropriate for a secondary suite because of the close proximity to the Brentwood LRT, shopping and other amenities.