

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOWMANTEN PLACE NW SOUTH OF 34 AVENUE NW
BYLAW 70D2016**

MAP 34W

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 25

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 70D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3419 Bowmanten Place NW (Plan 6188JK, Block 2, Lot 29) 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 70D2016.

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.

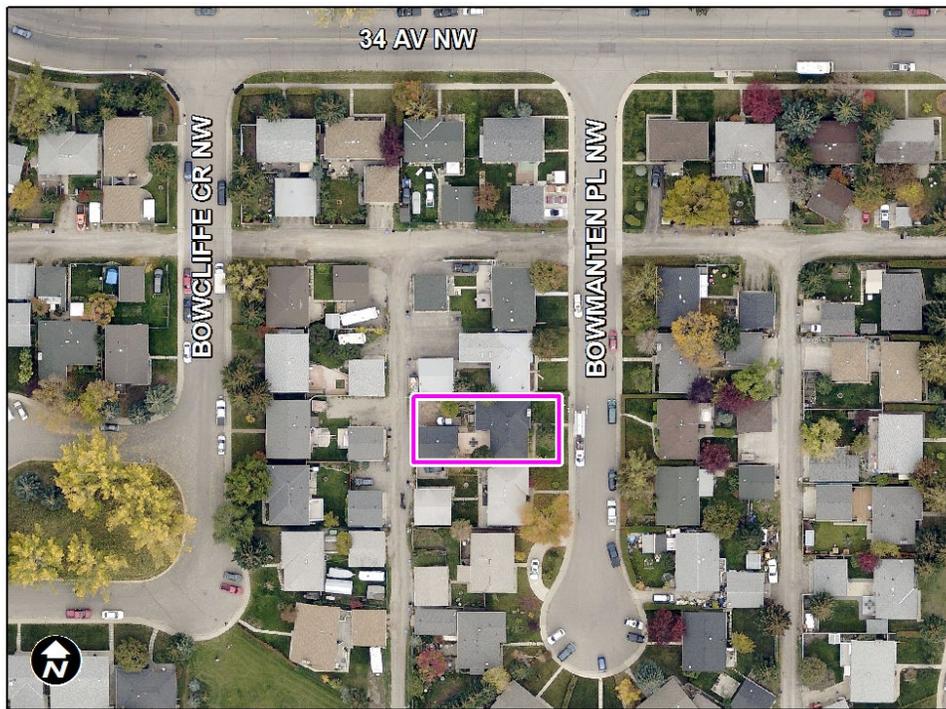
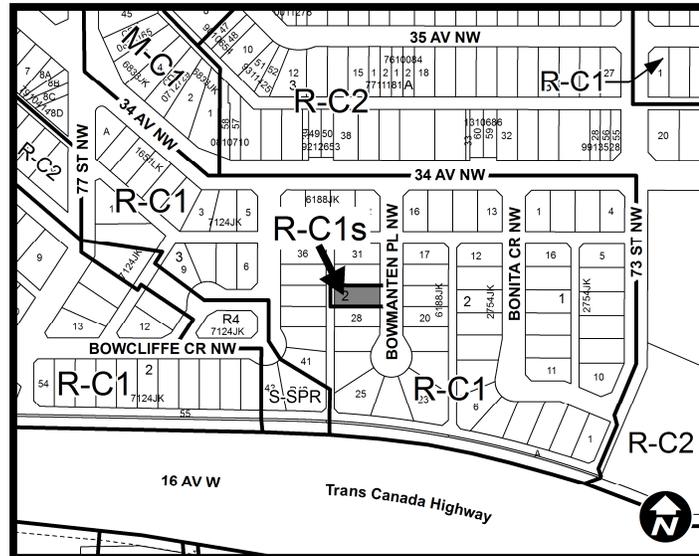
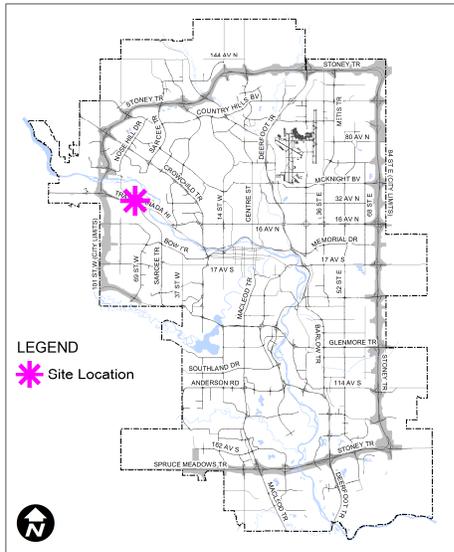
ATTACHMENTS

1. Proposed Bylaw 70D2016
2. Public Submission

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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 3419 Bowmanten Place NW (Plan 6188JK, Block 2, Lot 29) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita

Carried: 6 – 0

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Applicant:

Bernhard Iseli

Landowner:

Bernhard Iseli

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15.24 metres wide by 33.53 metres deep. The parcel is developed with a single detached dwelling with a double de-attached garage accessed from the lane. Single detached dwellings exist on all adjacent parcels.

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: Inner City 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), *Inner City Areas* policies (Section 3.5.2), *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) and *Housing Diversity and Choice* policies (Section 2.3.1).

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Bowness Area Redevelopment Plan (ARP)

The subject site is located within the Residential: Low Density, Conservation and Infill area as identified on Map 2 of the Bowness 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 within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.”

Furthermore, section 7.2 states:

“Support a low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.”

The proposed land use amendment to accommodate a secondary suite or backyard suite is in keeping with the aforementioned policy and objective of the ARP.

TRANSPORTATION NETWORKS

Pedestrian access is available from Bowmatten Place NW and vehicular access to the existing double detached garage is from the rear lane.

The site is located approximately 103 metres from the nearest transit stop, servicing Route 40, and offers service to the Crowfoot LRT station. Route 408 offers service to the Brentwood LRT station.

There are no parking restrictions in the area.

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 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 Bowness Community Association. The Community Association supports legal secondary suites but prefers density increase in the R-C2 area rather than a land use redesignation. See APPENDIX II for CA response.

Citizen Comments

No comments received by 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

I currently reside and am the owner of 3419 Bowmanten PI NW; my residence is a single detached dwelling. I was approved for a home improvement renovation in my basement with the city and to date have started with all inspections passed and work completed in compliance with the city of Calgary code standards. I am seeking approval to further extend into a legal basement suite. I believe that there will be many benefits to offering a suite in my residence which also will help with current mortgage, but to offer a tenant a safe and clean living environment of which will contain their complete own living space, bedrooms, bath and kitchen. There will ample room for parking as there is a detached garage also along with additional parking accessed via the back yard.

Upon further consideration, with future considerations of more people caring long term for university students or even older parents this provides a long term primary residence with the benefits of additional cash flow. This will increase market value of my home which is another core benefit.

I have reviewed and acknowledge the permit and inspection processes. All building will be completed with high standard and within compliance of all City codes and standards.

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APPENDIX II

Bowness Community Association Comments

Community Context Questionnaire

Permit Number: LOC2015-0210 3419 Bowmanten Place NW

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?
This is a proposal from a resident to apply for a secondary suite and we support the addition of legal secondary suites to the community. We would like to see the increase in density to those area of the community already zoned for this, for example R-C2. The whittling away of R-C1 zoning changes the diversity of our community.
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
It would be supported if this request was in a currently zoned R-C2 area that allows for this added density without the requirement of a land use amendment.
3. Provide comments on
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
(no comment provided)
 - b. The site design
N/A
 - c. The building design
N/A

You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to question #3.

4. Has the applicant discussed the development permit application with the Community Association?
If yes, what information was provided?
No
5. Please provide any additional comments or concerns regarding the proposed development.
(no comment provided)

Name of Planning Representative/s who completed this form: Sydney Empson
Community Association: Bowness
Date: Jan 7, 2016