

**LAND USE AMENDMENT
BRENTWOOD (WARD 7)
EAST OF BRENTWOOD GREEN NW AND BULYEA ROAD NW
BYLAW 195D2015**

MAP 31C

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 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2015 October 08

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 195D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 4328 Brentwood Green NW (Plan 734JK, Block 9, Lot 36) 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 195D2015.

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 community of Brentwood; therefore, the proposed R-C1s district is appropriate for the site.

In further support of the recommendation for approval, the site is able to accommodate sufficient parking as per the Land Use Bylaw.

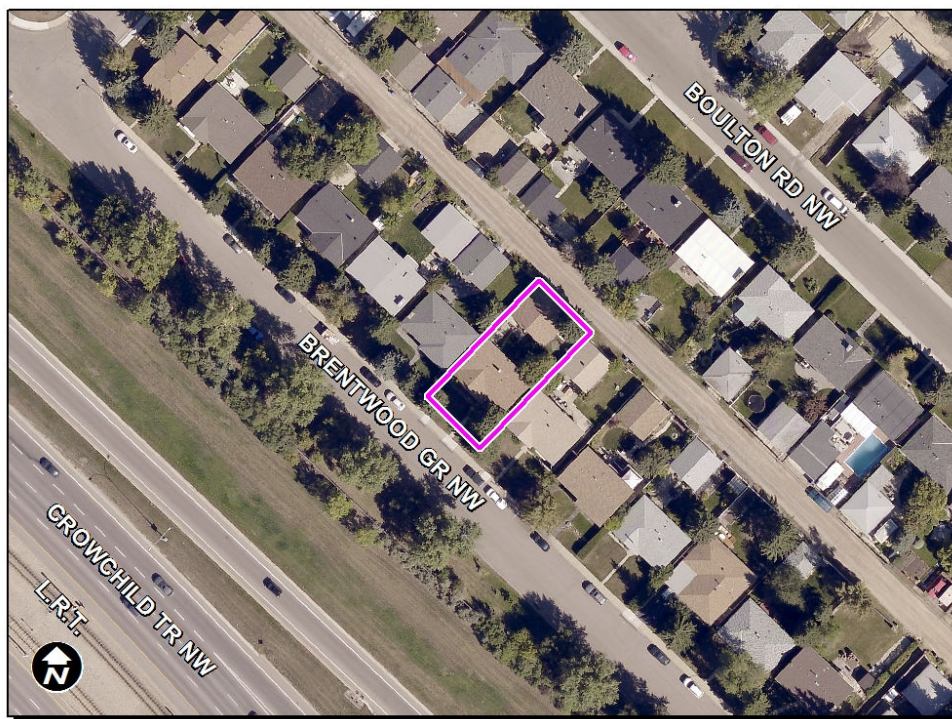
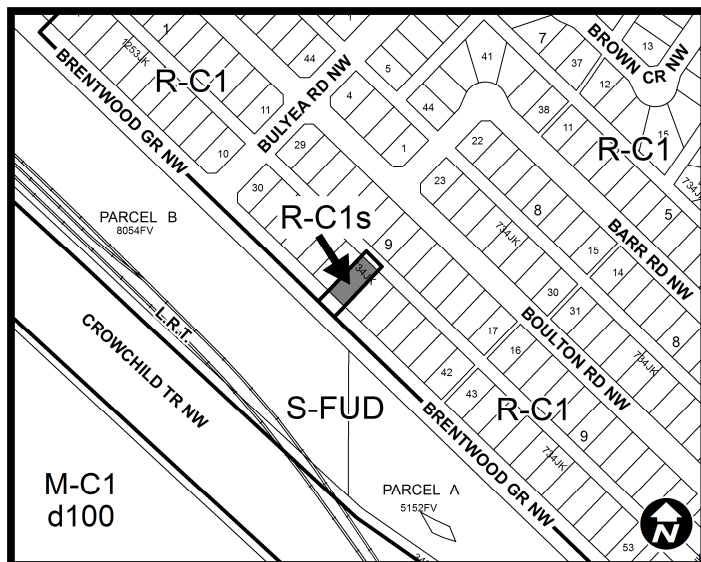
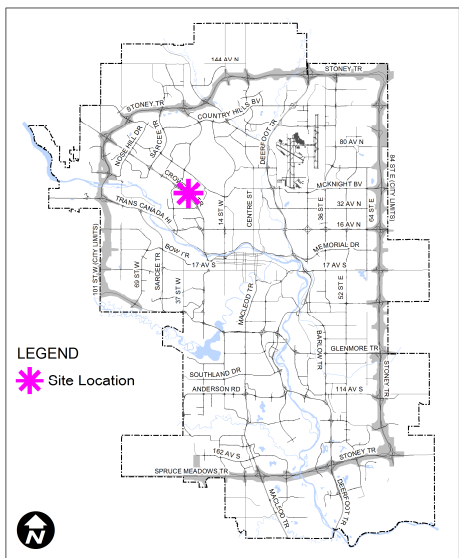
ATTACHMENT

1. Proposed Bylaw 195D2015

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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 4328 Brentwood Green NW (Plan 734JK, Block 9, Lot 36) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G. Morrow

Carried: 7 – 0

Absent: N. Nenshi and G.-C. Carra

Reasons for Approval from Mr. Honsberger:

- No units across the street, therefore, plenty of street parking.
- Has a lane.

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Applicant:

Anthony Cecchetto

Landowner:

Anthony Cecchetto

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density Residential – Contextual one Dwelling (R-C1) District setting in the community of Brentwood, the site is approximately 20 metres in width by 33 metres in depth and complies with the minimum Bylaw requirements for Secondary Suites and Backyard Suites. The parcel is developed with a single detached dwelling with detached double garage, accessed from the lane. Single detached dwellings exist to the east and west and to the north across the lane. Crowchild Trail NW is to the south. The parcel is approximately 600 metres from the closest transit (bus) stop. Brentwood LRT station is approximately 950 metres from the site.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate a secondary suite on a parcel that already contains a single detached dwelling. 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 will 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).

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

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 sites, the land use proposal is in keeping of overarching MDP policies including: 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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Brentwood Green NW with vehicular access to the existing detached garage from the rear lane. The double garage has two parking stalls and fulfills the Bylaw requirement for parking. The area is served by Calgary Transit with a bus stop located approximately 600 metres walking distance from the site. Brentwood LRT station is 950 metres from the site.

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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/building permit stage.

GROWTH MANAGEMENT

This land use 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 community association did not provide any comments.

Citizen Comments: Administration received one letter of opposition, summarized as follows:

- Suite would be a nuisance.
- Rupture to overall feel of community.
- Concern over property values.
- Concern that dwelling will not remain as a mid century home.

Public Meetings: No meetings were held by the Applicant or Administration

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APPENDIX I

APPLICANT'S SUBMISSION

4328 Brentwood Green NW is located in Ward 7. It is currently designated as R-C1 and an application for a legal basement suite is being made.

The residence is a southerly facing lot that is at least 15m wide at the front and back (south/north sides). It is at least 43m long on the east and west sides of the lot. The residence is a bungalow constructed in 1962, with a double over sized garage located on the north side of the property (backside). There is back lane access to the garage.

The south side of the property has no public trees and has a city side walk with curb. The side walk and curb area has no signage restricting parking times or allocating strict residential use. This is consistent for the area located between Brisbois Ave to Northland drive and Northmount Trail to Crowchild trail. The south side of Brentwood Green NW, directly across the street from 4328 Brentwood Green NW, has no residential development. It runs parallel to Crowchild Trail and has a sound barrier as well as a berm with municipal trees running parallel as well.

4328 Brentwood Green NW is an ideal property for a secondary suite. It is a bungalow that can easily accommodate access and egress for upper floor inhabitants or lower floor inhabitants. There is easy access to the back lane which leads up to the double oversized garage. The garage can certainly store two large trucks ie: two Ford 150's. In front of the residence parking will also be able to accommodate two more large trucks with sufficient space to manoeuvre.

As there are currently no neighbours on the south side of Brentwood Green NW, there is additional parking for the neighbourhood as a whole. This additional parking gives each residence in the neighbourhood ample access to the front of their residences without having to park long distances away.

In addition to supplying ample parking, 4328 Brentwood Green NW will be upgraded to 200amps, both suites will have independent heat sources and the property will be brought up to code for proper access/egress.