

**LAND USE AMENDMENT  
BRENTWOOD (WARD 7)  
EAST OF BULYEA ROAD NW AND BRENTWOOD GREEN NW  
BYLAW 5D2016**

**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 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)**

2015 November 19

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 5D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4344 Brentwood Green NW (Plan 734JK, Block 9, Lot 32) 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 5D2016.

**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. Further, the following points support the application:

- The site is accessible from a rear lane;
- The site can accommodate adequate parking; and
- The site is in proximity to an LRT station.

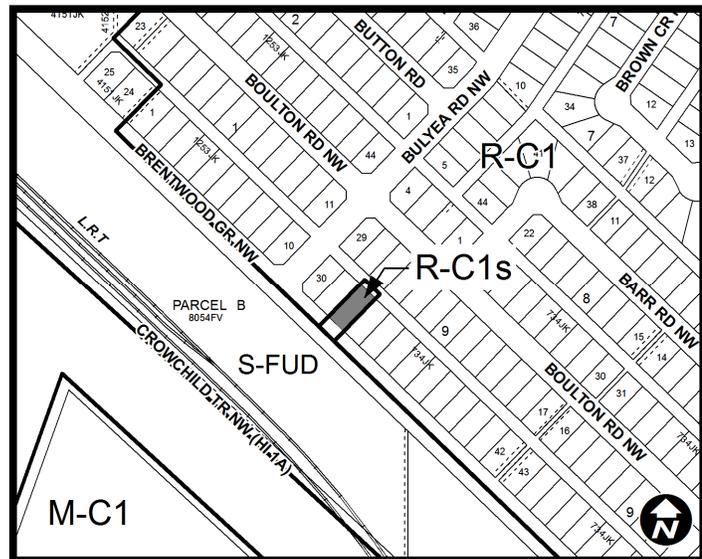
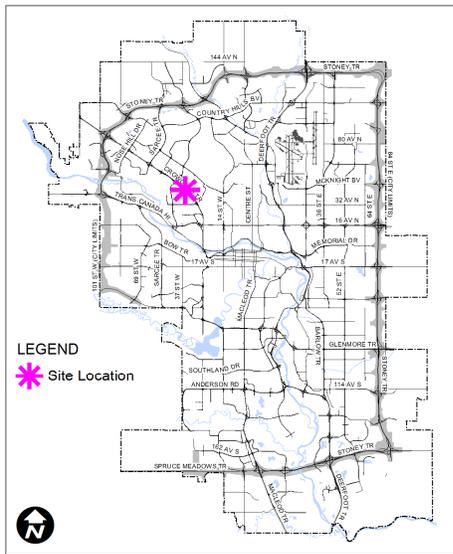
**ATTACHMENT**

1. Proposed Bylaw 5D2016

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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 4344 Brentwood Green NW (Plan 734JK, Block 9, Lot 32) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

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**Applicant:**

Calvin Kawa

**Landowner:**

Calvin Rex Kawa  
Charity Rae Kawa

## **PLANNING EVALUATION**

### **SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Brentwood. The parcel is developed with a single detached dwelling with a detached single garage, accessed from the lane. Single detached dwellings exist to the east, west, and north of the parcel. Crowchild Trail NW is located to the south. The area is served by Calgary Transit with a bus stop located within 450 metres.

### **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 site is 15.54 metres wide by 33.53 metres deep. 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 relaxations 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) to be considered via the development permit process.

### **LEGISLATION & POLICY**

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).

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## 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 closest transit stop is a bus stop within 450 metres, located on Brisebois Drive NW (routes #37, #43); the Brentwood LRT station is approximately 1.0 kilometre away.

## 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 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 does not object, provided that “the properties conform in all manner with zoning, bylaw, easement and fire safety provisions.”

**Citizen Comments:** The application received one letter of support from a neighbouring property.

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

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Thank you for taking the time to consider our property for re-classification to allow for a secondary suite. We own our home in Brentwood and the reason we are requesting to have our property reclassified is to help us with the costs associated with living in the home. We have three young children so the added income from the suite would assist us in managing costs and allow us to care for our children. Looking into the future, the suite will provide us the opportunity to have a space where our elderly parents could live, if the situation arose.

There are a variety of reasons why we feel that our request should be approved. Our home on Brentwood Green is located 750 meters from the Brentwood LRT station. The property lends itself to easy access to public transit instead of the use of a vehicle. Our house is also situated in close proximity to the University of Calgary and SAIT. Students frequently seek accommodations in the area to attend school. We are aware that many of the objections to secondary suites revolve parking issues and how increased density will affect the neighbourhood and our location provides reasonable accommodations to address these concerns. Our home has two outside private parking spots, one in a garage and another dedicated outdoor parking stall. There is plentiful on street parking available due to the fact that we face the barricade to Crowchild Trail and there are no houses on the south side of the street. The dimensions of our lot meet all the land use requirements in terms of minimum parcel width, depth and parcel area as outlined by the R-C1s land use requirements.