

**LAND USE AMENDMENT
DOUGLASDALE/GLEN (WARD 14)
DOUGLAS WOODS HILL SE AND DOUGLAS WOODS DRIVE SE
BYLAW 37D2018**

MAP 9SE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge, there is no existing suite located on the parcel and the application was not submitted as 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 the city.

ADMINISTRATION'S RECOMMENDATION

2017 November 30

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 37D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 91 Douglas Woods Hill SE (Plan 9110562, Block 18, Lot 44) 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 37D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

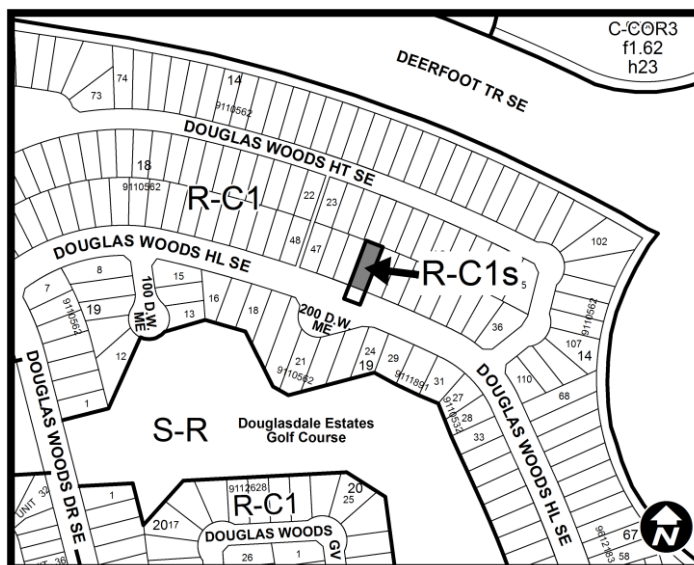
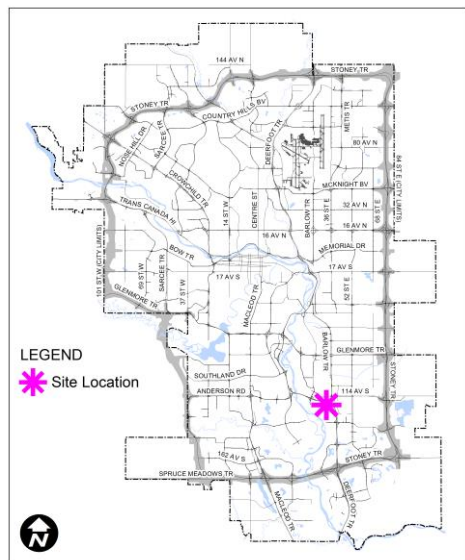
ATTACHMENT

1. Proposed Bylaw 37D2018

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 91 Douglas Woods Hill SE (Plan 9110562, Block 18, Lot 44) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 5 – 2

Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application for secondary suite in this application because the lot does not have a rear lane which reduce the parking options for residents of the property.

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Applicant:

Macdonald Contracting

Landowner:

Michelle Grace Putland
Michael Alain Monette

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Douglasdale/Glen, the site is approximately 13 metres by 35 metres in size and is developed with a two-storey single detached dwelling with front attached garage that is accessed from Douglas Woods Hill SE. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary's 2017 Census, the following table identifies Douglasdale/Glen's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Douglasdale/Glen	
Peak Population Year	2014
Peak Population	12,952
2017 Current Population	12,745
Difference in Population (Number)	-207
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Barlow Area Structure Plan (1980)

The parcel forms part of the residential lands in the Barlow Area Structure Plan (ASP). The ASP speaks generally to average residential densities, denoting 12.3 -14.8 units per hectare. Notwithstanding, the ASP mentions that the ultimate layout and design of the residential area is finalized through the outline plan stage, which is evident through the existing density of the parcel at 22 units per hectare.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Douglas Woods Hill SE. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metres walking distance of the site, on Douglas Woods Drive SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary and storm 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 if a Backyard Suite is proposed 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 MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Douglasdale/Glen Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The reason for this application is to make room for the owner's mother in the basement, where she can have a separate suite with a proper kitchen to cook in.

We understand that there are many requirements to meet, including upgrading amperage of the homes' electrical system. This will all be managed by Macdonald Contracting Inc. and their licensed trades to handle each part of the renovation.

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APPENDIX II

IMPORATANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

