

LAND USE AMENDMENT
DALHOUSIE (WARD 7)
DALHOUSIE ROAD NW AND DALFORD ROAD NW
BYLAW 276D2017

MAP 1NW

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 not an existing suite located on the parcel and the application was not submitted as a 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 RECOMMENDATION(S)

2017 June 29

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 276D2017; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 5823 Dalford Road NW (Plan 6590JK, Block 18 Lot 16) 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 276D2017.

REASON(S) 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.

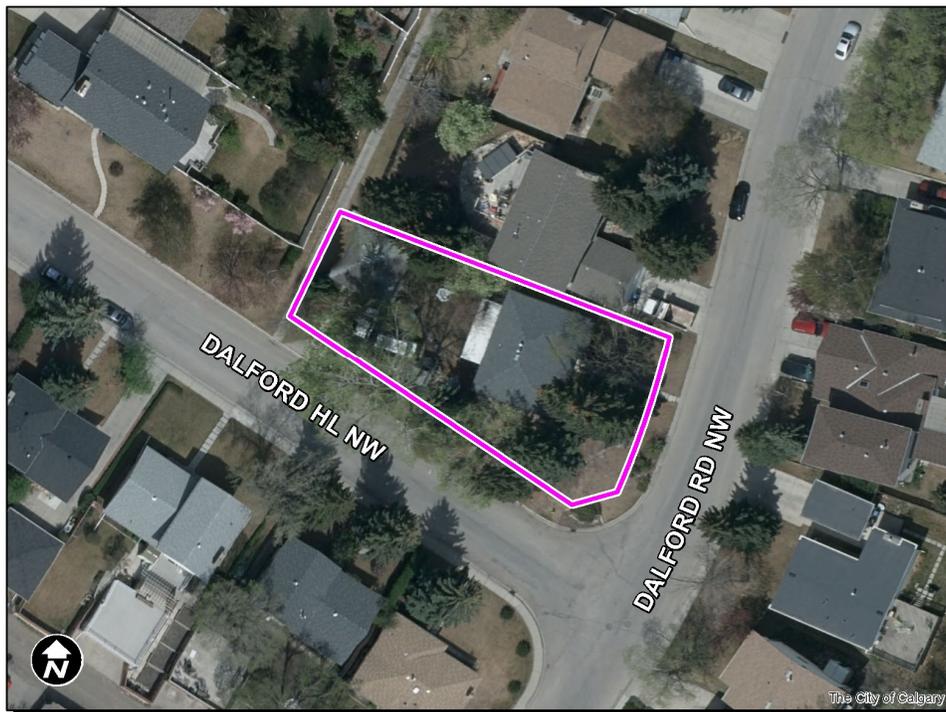
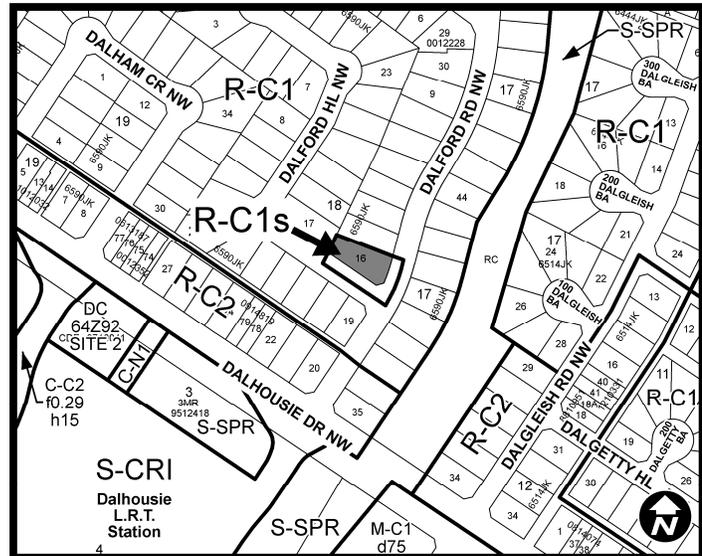
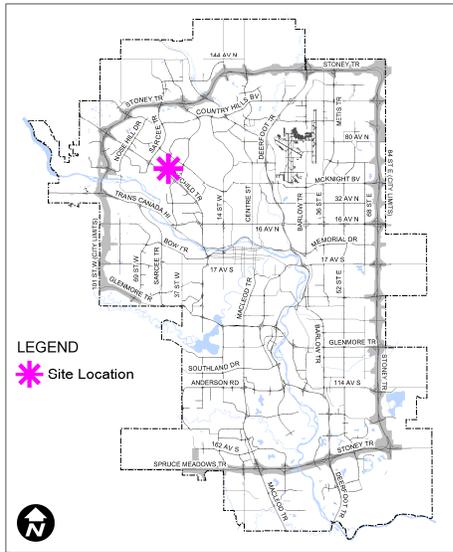
ATTACHMENTS

1. Proposed Bylaw 276D2017
2. Public Submissions

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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 0.09 hectares ± (0.22 acres ±) located at 5823 Dalford Road NW (Plan 6590JK, Block 18 Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential -Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 8 – 0

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Applicant:

Babak Koohzad

Landowner:

Babak Koohzad

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 19 metres by 45 metres in size and is developed with a one-storey single detached dwelling, a detached two-car garage that is accessed from Dalford Hill NW. Low density residential development exists on all sides, with the Dalhousie LRT station and the Dalhousie Station commercial development located a short walking distance to the southwest.

According to data from The City of Calgary's 2016 Census, the following table identifies Dalhousie's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Dalhousie	
Peak Population Year	1982
Peak Population	10,770
2016 Current Population	9,111
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-15.4%

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).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Dalford Road NW and there is no rear lane. A walking path traverses the west side of the property. The area is served by Calgary Transit bus service/light rail transit) with bus stops located along Dalhousie Drive NW, and the Dalhousie LRT Station is located an approximately 500 metre walk away. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

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 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 Dalhousie 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

Dear Council Committee:

This application submitted to provide my family the financial support through renting the ground floor to a family or university students.

The house is a single detach dwelling. There are three bedrooms on ground floor as well as a developed suite in the basement. There is space for parking 5 cars out of which three could be in use without any hindrance. The house has two access doors. One access opening towards Dalford Road on east and the second door is opening towards Dalford Hill on south.

- Low population density- most houses in my neighborhood are single family dwelling with an average of three people living in every house on a full time basis.
- Close proximity of Calgary transit- 5 minutes walking distance from LRT as well as local transit bus stations provide ease of transportation and little load to city traffic through the rush hours.
- Close proximity of shopping centers- Access to shopping centers for almost everything a family would need within 5 minutes' drive or 15 minutes' walk.
- Availability of parking space- There are stalls for parking two cars in the garage as well as parking space on the garage ramp as well as a parking stall in the yard leaves no need to parking in the street.
- Access to pathways and city sport arenas- The network of walkways in the neighborhood runs behind the garage. There are tennis courts as well as basketball court within 2 minutes walking distance from the house.
- Development for two families- Washing machine and drier are located in the basement but there will be addition of a washer and drier on the ground floor. There is also an induction cooktop in the basement kitchen so two floors will be independent dwelling.

I hope committee would approve this application and assist my family during this hard financial time.

Regards,

Babak Koohzad

APPENDIX II

IMPORTANT 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 simply 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.

