

**LAND USE AMENDMENT
DOVER (WARD 9)
SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE
BYLAW 358D2017**

MAP 4E

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 October 05

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 358D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 152 Dovely Crescent SE (Plan 7510649, Block 24, Lot 42) 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 358D2017.

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 the Dover Land Use Study and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

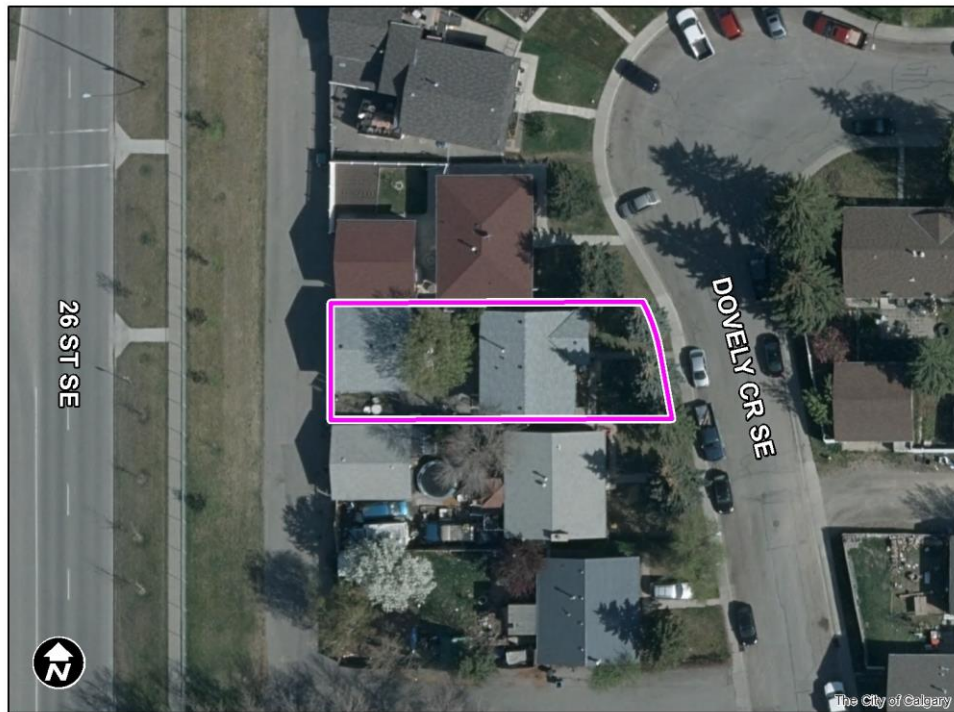
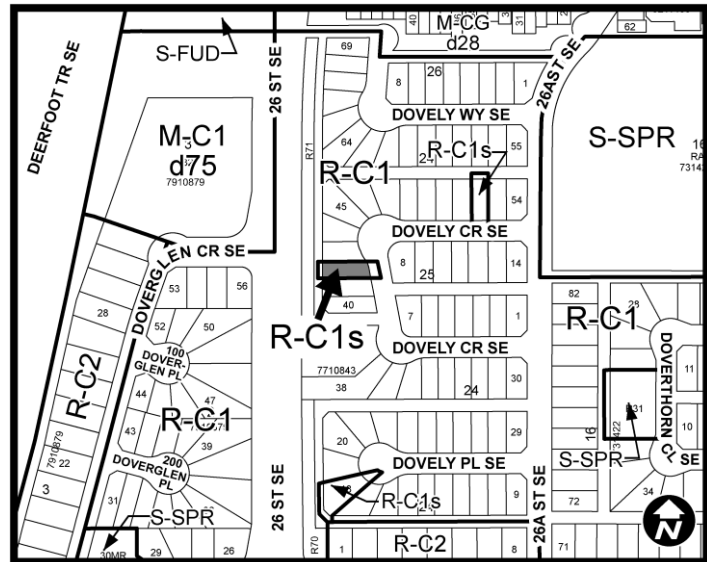
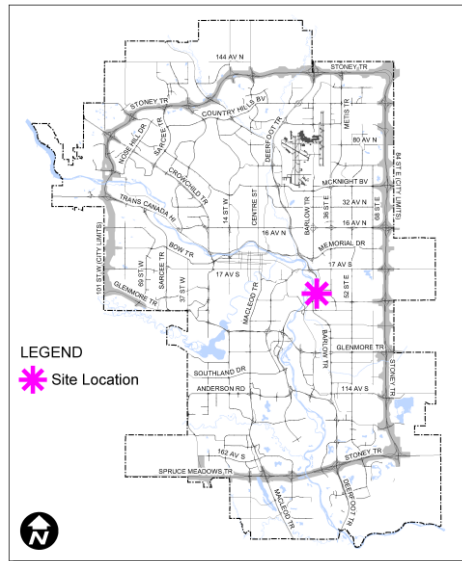
ATTACHMENT

1. Proposed Bylaw 358D2017

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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 0.04 hectares \pm (0.10 acres \pm) located at 152 Dovely Crescent SE (Plan 7510649, Block 24, Lot 42) 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:

Gedeon Embaye

Landowner:

Gedeon Embaye
Shewit Woldeyohannes

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dover, the site is approximately 12 metres by 35 metres in size and is developed with a one-storey single detached dwelling two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

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

Dover	
Peak Population Year	1982
Peak Population	11,953
2017 Current Population	10,484
Difference in Population (Number)	-1,469
Difference in Population (Percent)	-12%

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).

Dover Land Use Study (1995)

The Dover Land Use Study makes no specific mention of secondary suites. The land use plan allows for future development to consist of a range of residential dwellings which could include single-detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, family-oriented apartments and senior citizen housing.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Dovely Crescent SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metres walking distance of the site on 36 Street SE. On-street parking adjacent to the site is unregulated 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 Dover Community Association.

Citizen Comments

Administration received one (1) letter in opposition the application.

Reasons stated for opposition are summarized as follows:

- Not enough parking is being provided for all the renters currently living at the house;
- Double garage is being used for a business; and
- There are already too many renters on this crescent.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Land Use Redesignation

Reasons for making this application

Here are the reasons for making this application for the following premises;

152 Dovely Crescent SE, Calgary, Alberta

- The house is walking distance to Transportation, Strip Mall, School, Green space, community hall, ample parking space (double garage, one more parking stall back as there is an ally in the back.);
- Affordable housing option – Reduce home less – Serving families to locate in areas close to Transit, parks, schools, recreation facilities and commercial nodes;
- Stop / minimize urban sprawl and reduces high rise construction;
- Great option for elderly (in-law suite), students who want quiet space, and quiet singles;
- Ideal first home for couples;
- Alleviate family/home owner economics;
- Increase economic activity as more people will live in the same area, increase density;
- Financially advantageous use of excess home space;
- Increased city revenue (from taxes);
- Better apartments (as they will be competing with a more homey housing option);
- Lower college expenses for students;
- Provide a second income to the owner;
- Accommodate temporary housing needs;
- Promote Calgary as an academic city (student housing);
- Affordable housing will attract more residents, city investors, entrepreneurs, etc.;
- Increased available home space anywhere in city ;
- The provision of an adequate supply of rental accommodation across the city that is affordable to low-and moderate-income households;
- Eliminate illegal housing;
- Will help conserve nature and the environment surrounding the city;
- Increase the market value of the property;
- Safer housing for renters and students;
- Makes your house more affordable because a renter is paying down part of your mortgage;
- Adding a secondary suite typically adds a lot of value to once property;
- When done legally and safely, these types' properties attract tenants everywhere;
- Use Transit instead of owning vehicle when legal suite is close to City Transit;

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- CMHC rule – CMHC will allow 100% of the rental income from legal secondary suites to be used when qualifying for a mortgage. Facilitate affordable housing choices for Calgarians; and
- Some of the City of Calgary goals:
 1. “Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.”
 2. “A dispersed population creates some social, economic and environmental challenges. In a more compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city is made up of complete communities that provide a broad range of housing choices and services. It also supports high quality transit and transportation choices to get around.”

Thank you,

Gedeon Embaye

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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.

