

**LAND USE AMENDMENT
DALHOUSIE (WARD 7)
DALMARNOCK CRESCENT NW AND DALTON DRIVE NW
BYLAW 249D2017**

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 and 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 15

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 249D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 6244 Dalmarnock Crescent NW (Plan 5767JK, Block 6, Lot 46) 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 249D2017.

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.

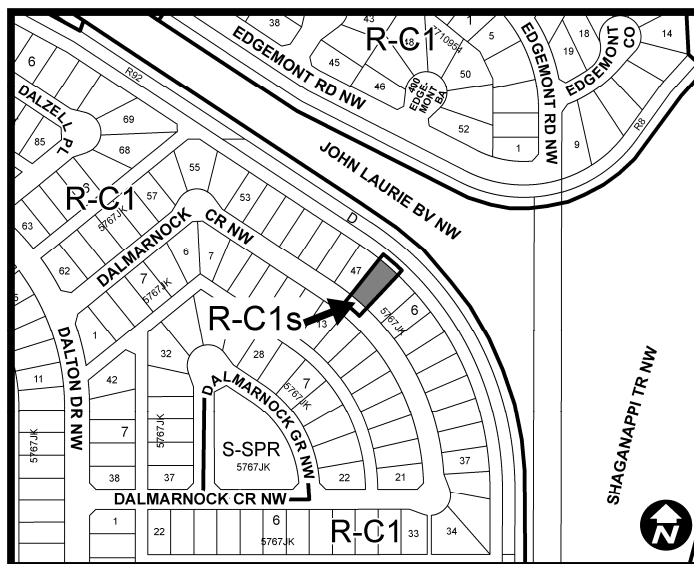
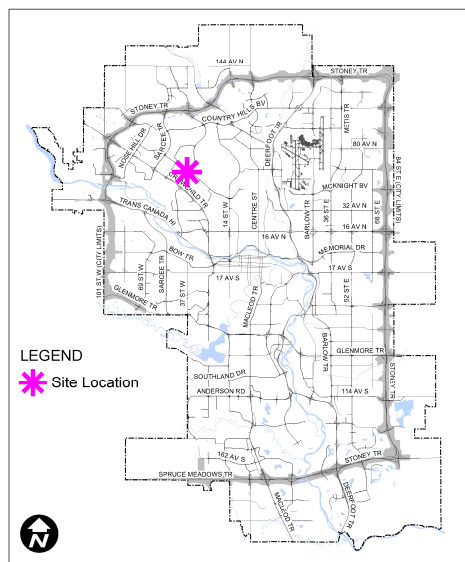
ATTACHMENT

1. Proposed Bylaw 249D2017
2. Public Submission

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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 0.06 hectares \pm (0.14 acres \pm) located at 6244 Dalmarnock Crescent NW (Plan 5767JK, Block 6, Lot 46) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen
Absent: L. Juan

Carried: 6 – 0

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Applicant:

David N Cianci

Landowner:

David N Cianci
Matthew B Markell

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 15.2 metres by 33.4 metres in size and is developed with a one-storey Single Detached Dwelling and a detached two-car garage that is accessed from the rear lane. Single detached housing exists to the east, south, and west of the site. John Laurie Boulevard and Shaganappi Trail are located northeast of the site.

According to data from The City of Calgary 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%

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.

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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 Dalmarnock Crescent NW and the rear lane. The area is served by Calgary Transit bus service/light rail transit with a bus stop location within approximately 550 metre walking distance of the site on Dalhart Drive NW. 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 Dalhousie Community Association.

Citizen Comments

Administration received three letters in opposition to the application. One letter had signatures representing 15 nearby properties.

Reasons stated for opposition are summarized as follows:

- Parking;
- Traffic Congestion; and
- Preference for a one-dwelling district.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Matt Markell and I would like to turn our residence of 6244 Dalmarnock Crescent in the neighbourhood of Dalhousie from a RC1 to an RC1-s which is in ward7. We have thought long and hard about the benefits of having this location as a secondary suite suitable for student or family. Dalhousie is a great neighbourhood with access to many amenities, for example its proximity to the university of Calgary and high schools, Public transit like the C-Train and bus, parks such as Nosehill and accessibility to local malls like Northland and Market Mall. All of these reasons as well as adding a more flexible housing market which helps attract people to the area.

Other than adding to the community this is a personal choice in which it will help the both of us in having more affordable housing so we can stay in the area for years to come no matter what the economic situation. Our property can hold two vehicles in the front and will be set up to hold two vehicles in the back, not to mention a double garage. This should be plenty of room on our own property to not bring any disruption to our neighbours in any circumstance.

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APPENDIX II

IMPORTANT INFORMATION

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.

