

**LAND USE AMENDMENT  
DALHOUSIE (WARD 7)  
DALHOUSIE DRIVE NW AND DALTON DRIVE NW  
BYLAW 171D2017**

**MAP 1NW**

**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. The parcel contains an existing single detached dwelling and the 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)**

2017 April 06

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 171D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 5808 Dalton Drive NW (Plan 5222JK, Block 4, Lot 15) 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 171D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite), is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has a double rear detached garage off the lane with room to accommodate additional parking. The site is located approximately 50 metres from public transit.

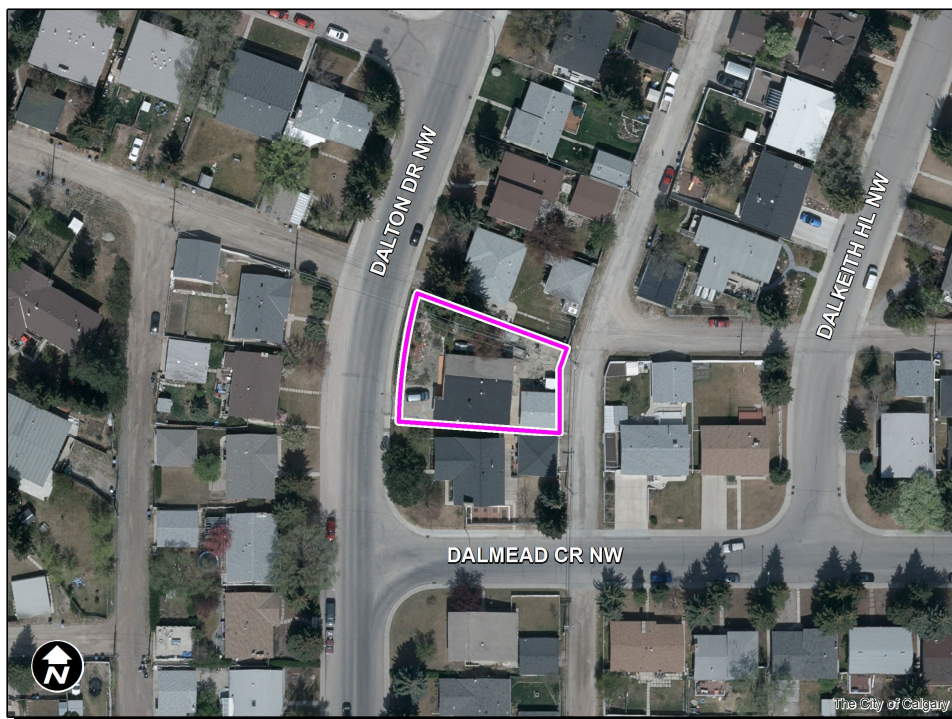
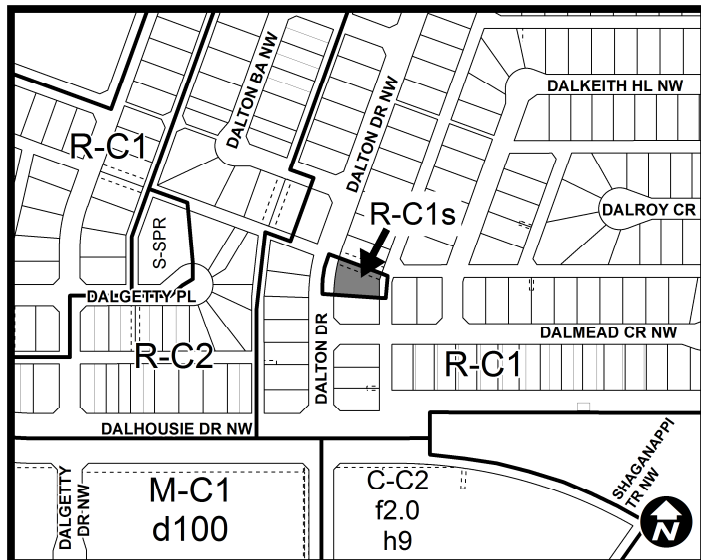
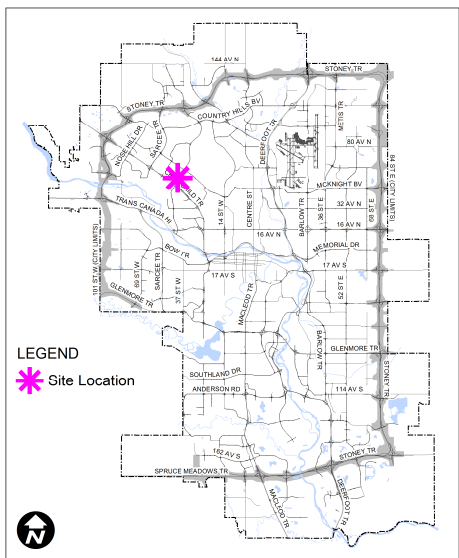
**ATTACHMENT**

1. Proposed Bylaw 171D2017

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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 0.08 hectares ± (0.18 acres ±) located at 5808 Dalton Drive NW (Plan 5222JK, Block 4, Lot 15) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

**Moved by: A. Palmiere**

**Carried: 7 – 0**

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**Applicant:**

Chuan Zheng Chen

**Landowner:**

Chuan Zheng Chen  
Hong Shi

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 20 metres wide by 33 metres deep. The parcel is developed with a single detached dwelling with a detached rear double car garage off the lane. Single detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 50 metres from a bus stop.

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 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) or one additional discretionary use (backyard suite). The subject site does meet the minimum R-C1s parcel width requirements (12.0 metres). 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 on the property. A Backyard suite would require a development permit whereas a basement suite would be exempt from requiring a development permit but would still require a building permit.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP) (2009):

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).

There is no local area plan for Dalhousie.

## **TRANSPORTATION NETWORKS**

The subject site has access from Dalton Drive NW with a rear lane. Transit is located approximately 50 metres to the south on Dalton Drive NW.

## **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**

No comments were received at the time of writing this report.

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**Citizen Comments**

No letters were submitted from local citizens.

**Public Meetings**

No public meetings were held for this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Dear Sir/Madam:

Our house is nearby Calgary transit, schools, university and shopping centre.

We are seniors now.

The reasons why we are applying for a secondary suite are the following:

- Increase our income to pay down the mortgage.
- We can remain in our home and community while on a fixed income.
- Provide a affordable to maintain the population grow.
- Have more housing options in our neighbourhood for families.

Thank you for considering our plan.

Charlie Chen