

LAND USE AMENDMENT
DALHOUSIE (WARD 07)
WEST OF DALHOUSIE DRIVE NW AND DALMENY GATE NW
BYLAW 138D2017

MAP 12NW

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 application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 March 09

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 138D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.16 acre ±) located at 5836 Dalhousie Drive NW (Plan 390LK, Block 39, Lot 12) 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 138D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite or Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. The following points further support this application:

- Transit accessible within approximately 50 metres (Route 422);
- Within approximately 1 kilometre from schools, parks, and shops; and
- Required parking stalls (2) can be accommodated on site.

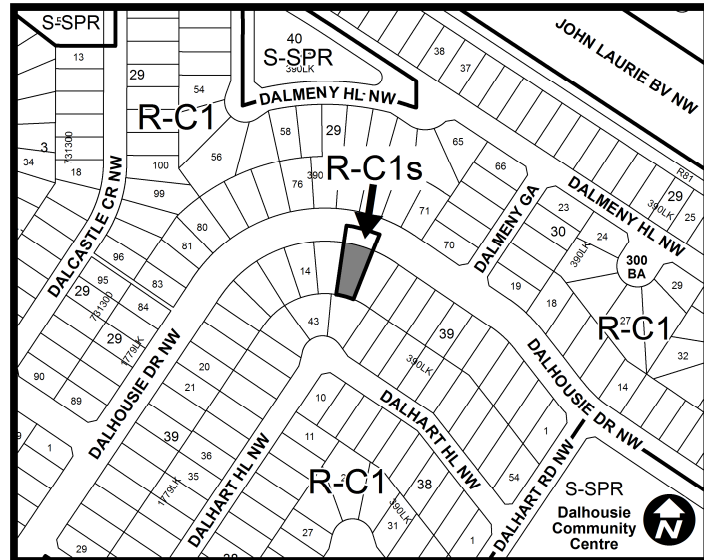
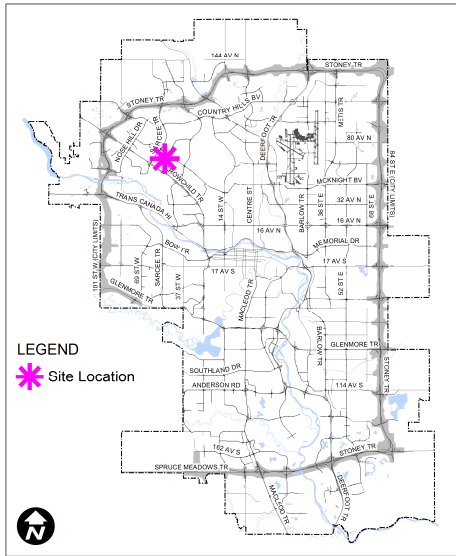
ATTACHMENT

1. Proposed Bylaw 138D2017

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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 0.07 hectares \pm (0.16 acre \pm) located at 5836 Dalhousie Drive NW (Plan 390LK, Block 39, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Absent: S. Keating

Carried: 5 – 2

Opposed: M. Foht and D. Leighton

Reasons for opposition from Mr. Foht:

- The property does not have the benefit of a rear lane. Parking is an issue when adding a secondary suite, if parking options are limited.

Reasons for Opposition from Mr. Leighton:

- This site has no lane access; and therefore the additional parking will need to be located in the front yard. In my opinion this increased parking would detract from the character of the area; a requirements of the R-C1s District.

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Applicant:

Marianne Victoria Steffens

Landowner:

Marianne Victoria Steffens
Roy David Thomson

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Dalhousie. The parcel is developed with a single detached dwelling. Single detached dwellings exist on all adjacent parcels. The following table provides population statistics for the community of Tuscany:

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 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 is approximately 17.5 metres wide by 37.8 metres deep, with an area of approximately 661.5 square metres, and therefore meets the minimum R-C1s district parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these will be considered at the development permit stage. No relaxations are anticipated to be required at this time.

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 via the development permit process.

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LEGISLATION & POLICY

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).

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Dalhousie Drive NW. The area is served by Calgary Transit with a bus stop located approximately 50 metres away on Dalhousie 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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Dalhousie Community Association did not respond to circulation of this application. A follow up email was sent on 2017 January 16 and did not receive a reply.

Citizen Comments

Administration did not receive any citizen comments on this application.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Why we are applying:

We are retirees wanting to age in place. As our children have moved out of our home we are looking for increased security (peace of mind when someone else inhabits the house) and an additional source of revenue for our retirement years.

We want to provide a safe and comfortable suite for considerate renters who respect the neighbourhood. We are fortunate to live in an inner city ward with public transportation nearby (bus across the street, 15 minutes on foot to LRT station).

Why we feel an approval should be granted:

In small measure, our suite would contribute to the slowdown of urban sprawl by using existing available space and existing infrastructure to meet rental demand. This would in turn reduce the need to plan and build more new housing and infrastructure in outlying areas.

We ourselves lived in a basement suite for four years before becoming home owners. The affordability allowed us to save up for an eventual house purchase.

Win-win scenario:

It is our belief that with the approval of our request for a basement suite in our home all parties involved would benefit: the city, our local community, ourselves and potential renters.

We thank you for your consideration.

Marriane Steffens and Roy Thomson