

LAND USE AMENDMENT
DOVER (WARD 09)
NORTH OF PEIGAN TRAIL SE AND WEST OF 36 STREET SE
BYLAW 155D2017

MAP 4E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Dover from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The parcel contains an existing single detached dwelling and the application is not 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 March 23

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 155D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 4198 Doverbrook Road SE (Plan 741LK, Block 06, Lot 40) 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 155D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the character of the community. This proposal conforms to applicable municipal policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

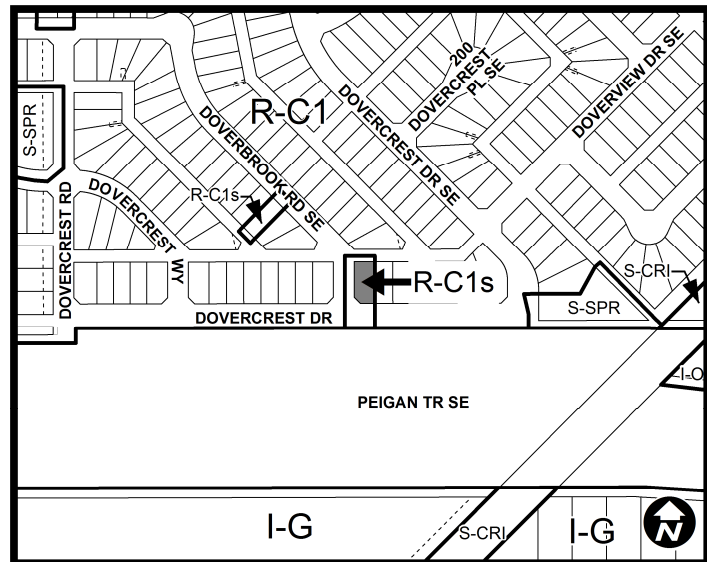
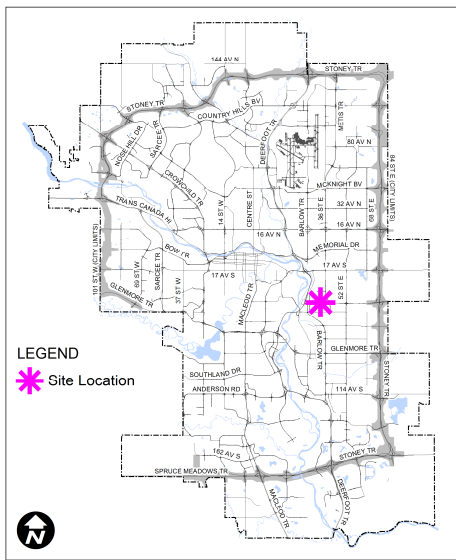
ATTACHMENT

1. Proposed Bylaw 155D2017

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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 0.05 hectares ± (0.11 acres ±) located at 4198 Doverbrook Road SE (Plan 741LK, Block 06, Lot 40) from Residential - Contextual One Dwelling (R-C1) District to Residential-Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Joanie Nahas

Landowner:

Raymond Nahas

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dover, the parcel is approximately 16 metres by 30 metres in size and is developed with a one storey single detached dwelling and a detached double garage, accessed from the rear paved lane. Single detached dwellings exist in all directions from the subject site.

The following table identifies Dover's current and peak population by year and any difference in population expressed as a percentage.

| Dover | |
|------------------------------------|--------|
| Peak Population Year | 1982 |
| Peak Population | 11,953 |
| 2016 Current Population | 10,928 |
| Difference in Population (Number) | -1,025 |
| Difference in Population (Percent) | -9% |

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 parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for one additional dwelling unit (in the form of a secondary suite) to be considered via the development permit/building permit process. For a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is no longer required.

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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).

Municipal Development Plan (MDP) (2009)

The site is located within a 'Residential Developed – Established Area' in the MDP (Map 1: Urban Structure). Although the MDP makes no specific reference to the site, the land use proposal is in alignment with overarching residential policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Dover Design Brief (1974)

The site is located within the 'Low Density Residential' area as shown on 'The Plan' within the Dover Design Brief.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the corner lot is available from Doverbrook Road SE and Dovercrest Drive SE with rear paved lane vehicular access to the double detached garage. The area is served by Calgary Transit bus service with bus stop locations within a 450 metre walking distance to the north on Dover Ridge Drive SE. No parking restrictions exist on either Doverbrook Road SE or Dovercrest Drive SE.

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 also be required depending on the type of secondary suite proposed. This aspect would be determined 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.

PUBLIC ENGAGEMENT

Community Association Comments

The Dover Community Association submitted a letter with questions for the file planner on the specifics of the application. The letter is attached in APPENDIX II and the file planner addressed the questions of the Community Association.

Citizen Comments

Administration received one letter in opposition to the application. Concerns raised include:

- Subject property is not well kept;
- Traffic problems in area;
- Noise concerns;
- Lack of on-street parking;
- Desire to live in single family zone; and
- Do not want anymore multi families living in this area.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The property is located very close to public transit, elementary schools, grocery stores and a wonderful park, pathways and a beach volleyball court which attract young families who want to move to a more affordable suburb in the city.

Rezoning our property will provide an appeal to these young families moving here and will also increase the interest of smart, interesting design. The property itself is quite large and will easily accommodate a secondary suite which should increase its value over the long term. As this is my childhood home, it is something that we wish to remain in possession for as long as possible.

The rezoning will also assist in supplementing income/or subsidizing the income. We can rent it out or use it as a living suite for visiting family or friends who wish to have privacy yet remain close to the core of the city without them paying exorbitant rental prices or hotel rates as they would in the inner city.

Other than the sentimental reasons for retaining the property, we believe that with great design and landscaping it will be a feature property in the neighbourhood that other owners may wish to model after.

Laneway homes are a great idea because they don't leave a huge footprint on the earth since they are existing lands and they provide private spaces for other to reside while still remaining close to their family, if they wish.

Our neighbourhood is quiet, scenic with ample parking and close proximity to major roads such as Deerfoot Trail, the rezoning will be great advantage to anyone wishing to live there.

As our home is in need of repair this is a perfect opportunity to revamp the property and will also increase the property's aesthetic appeal since it is on a corner lot and seen by many. We plan on designing something that is architecturally interesting while still maintaining the contextual design of the neighbourhood and with low maintenance landscaping the property can be self-maintained over the long term.

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APPENDIX II
LETTERS SUBMITTED

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DOVER COMMUNITY ASSOCIATION

3033 – 30 Avenue SE, Calgary, AB

doverdenca@gmail.com

TO: Quigley, Jeff P. Jeff.Quigley@calgary.ca

RE: Application Request LOC2017-0025

Dover Community Association supports the residences of the Dover communities by listening to their concerns on each application that affects their neighborhood. Their votes are essential to enable us to provide City Hall their opinions on each application.

For this application our community members and residents have expressed their concerns and request additional information before an intelligent evaluation to this proposed change from R – 1 to R 1S can be determined.

Unfortunately the applicant's reasons, in support of their application are contradictory, and do not provide an explicit reason for this request.

Please provide the following information.

- Is this R – 1 change to allow the present owners a legal basement suite?
- Or is this application to allow a "Laneway home" by converting the existing garage or tearing it down to accommodate new construction?
- Or is this application to allow both? This question is relevant based on the applicant's reference to the "ample parking".
- Or is this application in support of a Laneway home to be rented out on a short term bases such as Airbnb. thereby introducing a commercial business into a residential neighborhood?

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- Or is this application being requested prior to a presale of the property to increase the sale value?

We would appreciate your response at your earliest convenience to allow our comments to be considered before a decision is made.

Thank you.

Best regards,

Bev Tilley

Development Appeals