

**LAND USE AMENDMENT  
DOUGLASDALE/GLEN (WARD 12)  
DOUGLAS WOODS RISE SE AND DOUGLAS WOODS VIEW SE  
BYLAW 75D2017**

**MAP 9SE**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Douglasdale/Glen from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. Currently, there is no Secondary Suite on the site, and this 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 the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 12

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 75D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 11571 Douglas Woods Rise SE (Plan 8611046, Block 7, Lot 4) 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 75D2017.

**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.

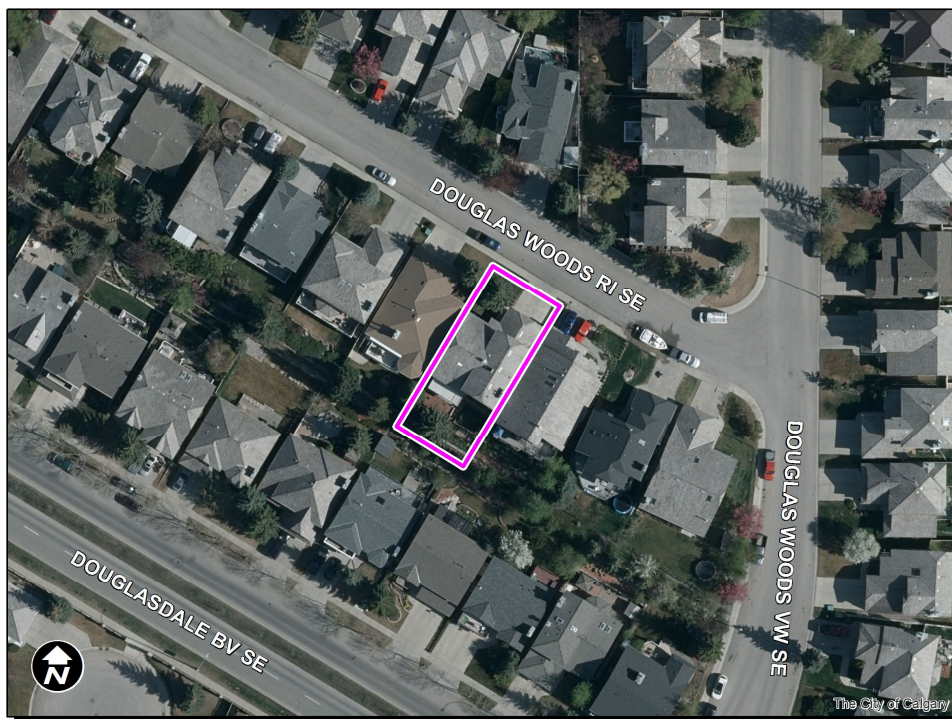
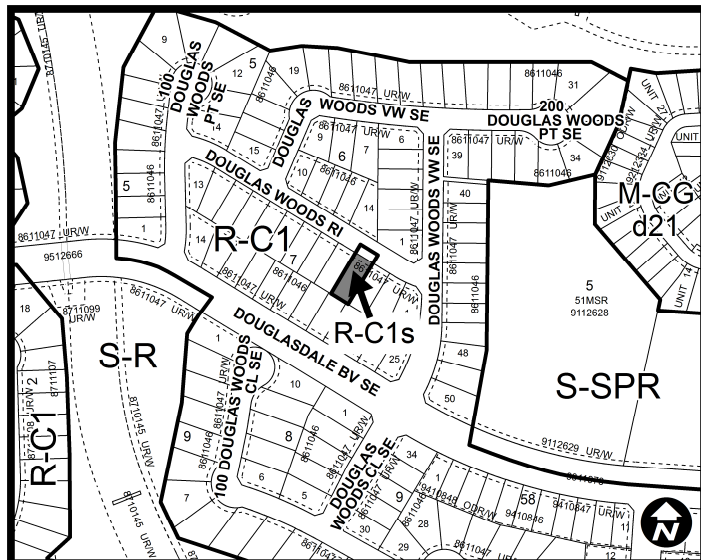
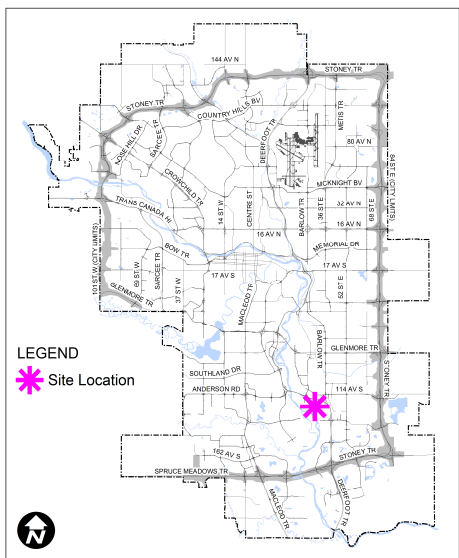
**ATTACHMENT**

1. Proposed Bylaw 75D2017

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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  $\pm$  (0.12 acres  $\pm$ ) located at 11571 Douglas Woods Rise SE (Plan 8611046, Block 7, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

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**Applicant:**

Lindsay Luhnau (Calgary Aging in  
Place Cooperative)

**Landowner:**

Anna Barbara Black

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Douglasdale/Glen, the parcel is approximately 14.6 metres wide, 35.0 metres deep, and 511.0 square metres in area. The parcel is developed with a two-storey single detached dwelling and an attached double-car garage that is accessed from Douglas Woods Rise SE. Surrounding development consists of single detached dwellings to the north, south, east and west. A school site (S-SRP) is located east of the parcel along Douglasdale Boulevard SE.

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

<b>Douglasdale/Glen</b>	
Peak Population Year	2014
Peak Population	12,952
2016 Current Population	12,697
Difference in Population (Number)	-255
Difference in Population (Percent)	-2%

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the R-C1s minimum parcel size requirements. As such, the site can accommodate a secondary suite use and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered through the review of a development permit application.

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. If a secondary suite is proposed and meets all of the rules within Land Use Bylaw 1P2007, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be 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) (Adopted by Council 2009)

The subject site is located within a “Residential Developed – Established” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1 and 3.5.3), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

### Barlow Area Structure Plan (Adopted by Council 1980)

The site is located within the south residential sector as identified under Section 2.3 Residential Land Use in the Barlow ASP. The Barlow ASP makes no specific reference to this site. This land use proposal is consistent with the policies of the Barlow ASP and compatible with the existing character of the community.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Douglas Woods Rise SE, with vehicular access to the existing attached garage from the street. The parcel does not have access to a lane. The area is served by Calgary Transit with bus stops located approximately 300 metres away (Routes 92, 711, 718, 825, 860) on Douglasdale Boulevard SE. There is no LRT station in close proximity to the subject parcel. No parking restrictions are currently in place.

## **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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received from the Douglasdale/Glen Community Association.

**Citizen Comments**

No comments received.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Please accept this letter as an expression of interest to proceed with land use re-designation at 11571 Douglas Woods Rise SE. This application is on behalf of Anna Black who currently owns and resides at the residence.

At the present time, Anna Black intends to renovate her partially finished basement into a "mother-in-law suite" for herself. Following the completion of the renovation, Anna will be selling her home to her son and daughter-in-law who will move into the main living area and she will be relocating to the suite she built. Anna believes that her family is best equipped to look after her as she ages if she is sharing a dwelling with them but living independently in her own unit.

The Calgary Aging in Place Cooperative is a not-for-profit cooperative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so.