

**LAND USE AMENDMENT
DOUGLASDALE/GLEN (WARD 12)
DOUGLASDALE BOULEVARD SE AND DOUGLAS WOODS HILL SE
BYLAW 79D2016**

MAP 9SE

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 a Secondary Suite or a Backyard Suite. The site, which contains an existing Single Detached Dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and this 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)

2016 February 25

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 79D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 280 Douglas Woods Hill SE (Plan 9612183, Block 65, Lot 5) 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 79D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

ATTACHMENTS

1. Proposed Bylaw 79D2016
2. Public Submissions

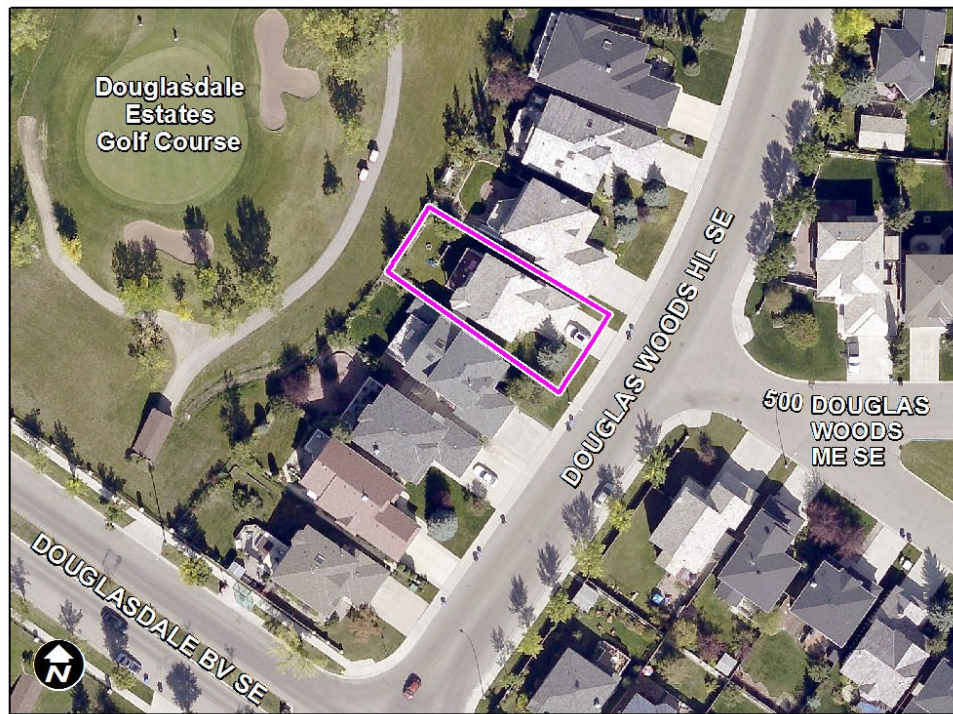
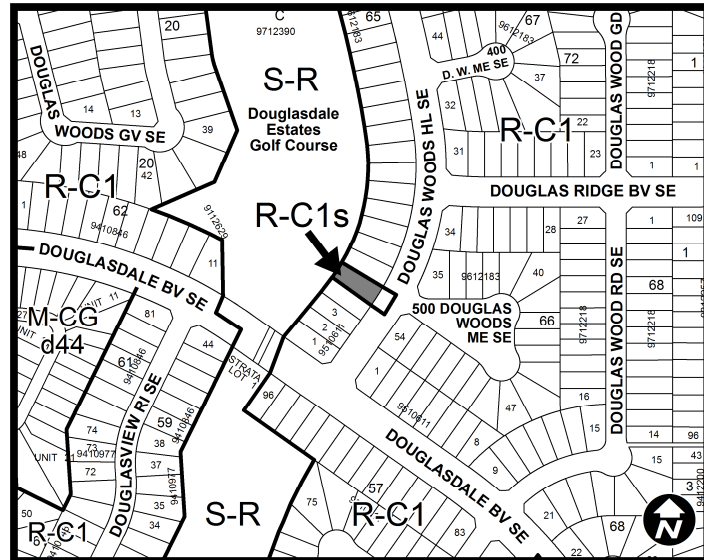
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LEGEND

★ Site Location

The map shows the following streets and landmarks:

- Streets:** 144th St N, Stony TR, Country Hills BV, 148th St N, 146th St N, 144th St N, 142nd St N, 140th St N, 138th St N, 136th St N, 134th St N, 132nd St N, 130th St N, 128th St N, 126th St N, 124th St N, 122nd St N, 120th St N, 118th St N, 116th St N, 114th St N, 112th St N, 110th St N, 108th St N, 106th St N, 104th St N, 102nd St N, 100th St N, 98th St N, 96th St N, 94th St N, 92nd St N, 90th St N, 88th St N, 86th St N, 84th St N, 82nd St N, 80th St N, 78th St N, 76th St N, 74th St N, 72nd St N, 70th St N, 68th St N, 66th St N, 64th St N, 62nd St N, 60th St N, 58th St N, 56th St N, 54th St N, 52nd St N, 50th St N, 48th St N, 46th St N, 44th St N, 42nd St N, 40th St N, 38th St N, 36th St N, 34th St N, 32nd St N, 30th St N, 28th St N, 26th St N, 24th St N, 22nd St N, 20th St N, 18th St N, 16th St N, 14th St N, 12th St N, 10th St N, 8th St N, 6th St N, 4th St N, 2nd St N, 1st St N, 144th St S, 142nd St S, 140th St S, 138th St S, 136th St S, 134th St S, 132nd St S, 130th St S, 128th St S, 126th St S, 124th St S, 122nd St S, 120th St S, 118th St S, 116th St S, 114th St S, 112th St S, 110th St S, 108th St S, 106th St S, 104th St S, 102nd St S, 100th St S, 98th St S, 96th St S, 94th St S, 92nd St S, 90th St S, 88th St S, 86th St S, 84th St S, 82nd St S, 80th St S, 78th St S, 76th St S, 74th St S, 72nd St S, 70th St S, 68th St S, 66th St S, 64th St S, 62nd St S, 60th St S, 58th St S, 56th St S, 54th St S, 52nd St S, 50th St S, 48th St S, 46th St S, 44th St S, 42nd St S, 40th St S, 38th St S, 36th St S, 34th St S, 32nd St S, 30th St S, 28th St S, 26th St S, 24th St S, 22nd St S, 20th St S, 18th St S, 16th St S, 14th St S, 12th St S, 10th St S, 8th St S, 6th St S, 4th St S, 2nd St S, 1st St S.
- Landmarks:** Mississippi River, St. Louis Arch, Gateway Arch, Old Courthouse, St. Louis Zoo, St. Louis Botanical Garden, St. Louis Museum of Art, St. Louis Convention Center, St. Louis Convention Center West, St. Louis Convention Center East, St. Louis Convention Center South, St. Louis Convention Center North, St. Louis Convention Center West, St. Louis Convention Center East, St. Louis Convention Center South, St. Louis Convention Center North.



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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 280 Douglas Woods Hill SE (Plan 9612183, Block 65, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Permit Masters

Landowner:

Kosha Vaidya
Pranav Vaidya

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Douglasdale/Glen, the site is approximately 14.0 metres by 35.0 metres in size and is developed with a two storey walk-out single detached dwelling with an attached double car garage accessed from the street. The site backs onto a golf course and is laneless. Single detached dwellings exist to the north, south and east of the site.

LAND USE DISTRICTS

The proposed R-C1s district allows for a Secondary Suite or a Backyard Suite on parcels that contain a Single Detached Dwelling. 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 allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. Because the parcel does not conform to all Land Use Bylaw 1P2007 rules, a development permit is required.

The parcel varies from the requirements of the R-C1s District as follows:

Bylaw Requirement		Provided	Variance (±)	
390 (2) Parcel Width	15.0m	14.0 m	-1.0m	7%

LEGISLATION & POLICY

Municipal Development Plan (Statutory – Approved by Council 2009)

The site is located within the “Residential Developed – Established Area” area as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (Section 3.5.1), the Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and the Housing Diversity and Choice policies (Section 2.3.1).

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Barlow Area Structure Plan (Statutory – Approved by Council 2012)

The ASP makes no specific reference or policy guidance for this site.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Douglas Woods Hill SE. The area is served by Calgary Transit bus service with bus stop locations within 100 metres walking distance on Douglasdale Boulevard SE. On-street parking is available adjacent to the site and is unregulated.

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.

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

Administration did not receive comments from the Douglasdale/Glen Community Association.

Citizen Comments

Administration received two (2) letters of support and two (2) letters of opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increased demand for on-street parking;
- Concerns about potential types of tenants;

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- Increased noise and activity, and impacts to privacy and security due to increased population;
- Impacts to proper on-site stormwater drainage if front to rear property access is allowed; and
- Increase in proliferation of secondary suites in the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The land use amendment proposal is to re-designate the subject site located at 280 Douglas Woods Hill SE from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for the potential to develop a secondary suite.

The potential suite is located in an existing walkout basement. Parking will be accommodated in the 2 car garage and on the driveway which can park up to 2 vehicles. The subject parcel is located within close proximity to transit stops that can be easily accessed by potential tenants.

It is highly likely that this suite will be used for elderly family members and will provide safe, accessible, and affordable housing solutions for them. The homeowner intends to discuss this application with as many neighbours as possible to collect feedback and mitigate any potential concerns that may arise. The homeowner is aware of the building permit process that subsequently follows the land use re-designation and foresees no issues at that stage.