

**LAND USE AMENDMENT  
DALHOUSIE (WARD 7)  
SOUTH OF DALHOUSIE DRIVE NW AND DALWOOD WAY NW  
BYLAW 194D2015**

**MAP 11NW**

**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. A secondary suite does not currently exist on the site and this application is not due to 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)**

2015 October 08

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 194D2015; and

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 5682 Dalhousie Drive NW (Plan 1779LK, Block 37, Lot 63) 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 194D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the community of Dalhousie; therefore, the proposed R-C1s district is appropriate for the site.

In further support of the recommendation for approval, the site is able to accommodate sufficient parking as per the Land Use Bylaw and has received a letter of support from a nearby resident.

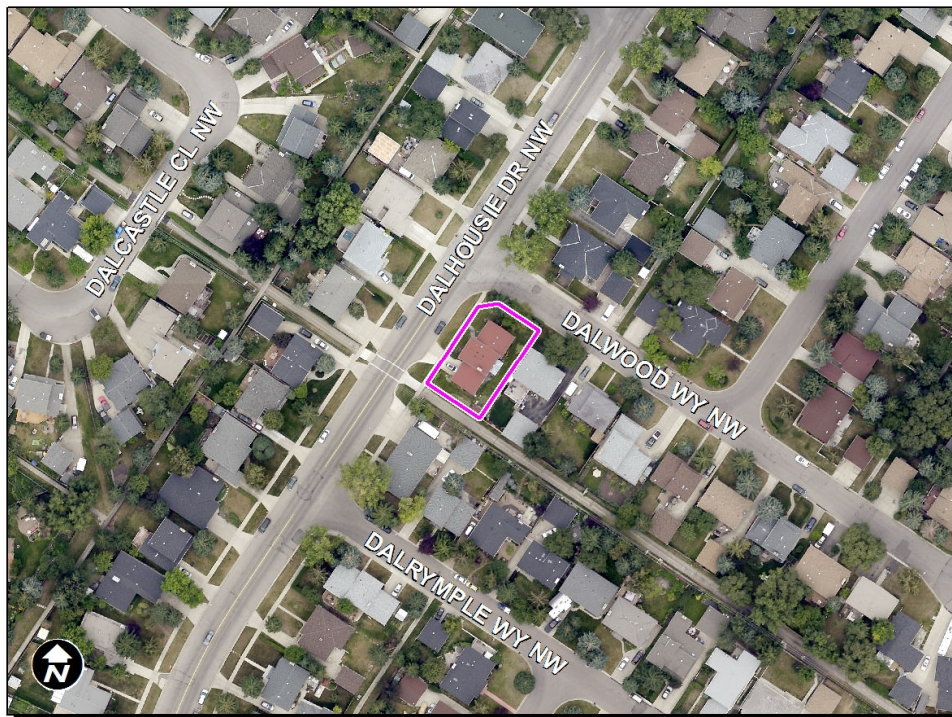
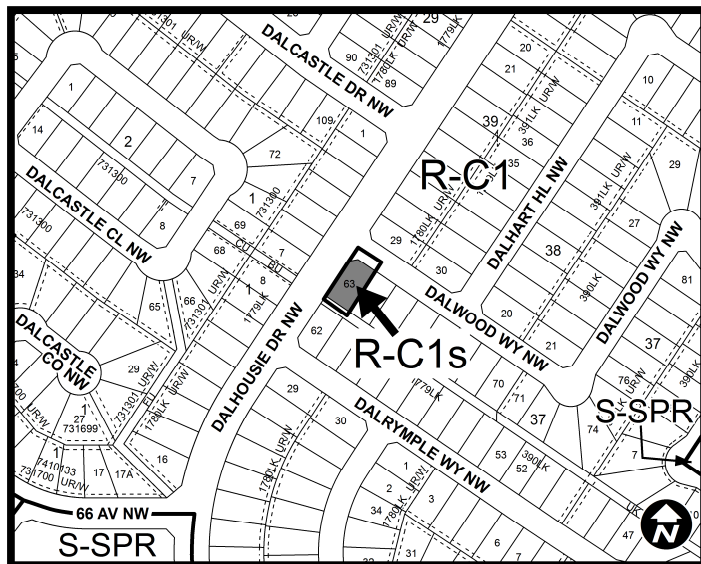
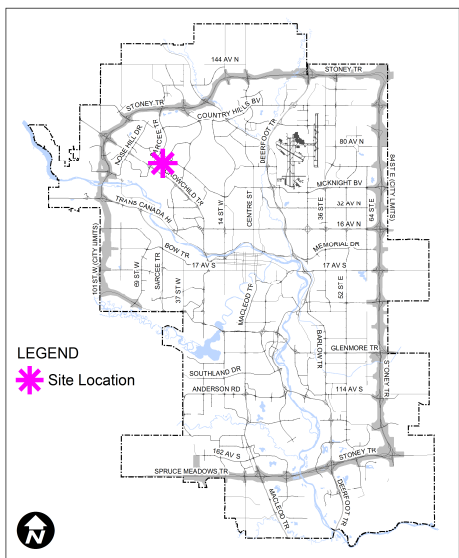
**ATTACHMENT**

1. Proposed Bylaw 194D2015

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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 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 5682 Dalhousie Drive NW (Plan 1779LK, Block 37, Lot 63) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Tita**

**Carried: 7 – 0**

Absent: N. Nenshi and G.-C. Carra

Reasons for Approval from Mr. Honsberger:

- Close to transit.
- Corner lot.
- Has a lane.

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**Applicant:**

Dennis Fredjickson

**Landowner:**

Dennis Fredjickson  
Victoria Cox

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density Residential – Contextual one Dwelling (R-C1) District setting in the community of Dalhousie, the site is approximately 15 metres in width by 33 metres in depth and complies with the minimum Bylaw requirements for Secondary Suites and Backyard Suites. The parcel is developed with a single detached dwelling with attached front double garage, accessed from the street. Single detached dwellings exist on all sides of the subject site. The parcel is approximately 200 metres from the closest transit (bus) stop. Dalhousie LRT station is 1.4 kilometres from the site.

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate a secondary suite on a parcel that already contains a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) and one additional discretionary use (Backyard Suite).

The subject site meets the minimum R-C1s 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.

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).

**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).

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Dalhousie Drive NW with vehicular access to the existing attached garage via Dalhousie Drive NW. Two parking stalls are available in the garage and fulfill the Bylaw requirement for parking. The area is served by Calgary Transit with a bus stop located approximately 200 metres walking distance from the site. Dalhousie LRT station is 1.4 kilometres from the site.

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**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/building permit stage.

**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:** The community association did not provide any comments.

**Citizen Comments:** Administration received 1 general letter of support for the application. Two letters of opposition were received. Reasons stated for opposition are summarized as follows:

- Secondary suites are inappropriate and detrimental for the area.
- Potential loss of property value.
- Objection to density increase.
- Parking in front of the house could create a hazard.

**Public Meetings:** No meetings were held by the Applicant or Administration

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

As a supplement to our application for land use redevelopment, please accept this letter as intent to develop a lower level suite for the purpose of housing my Mother, who has become dependent on assisted living.

The basement area in question is finished currently as a family room. Modifications would include, addition of 2 walls to contain a bedroom, modification of the windows to a minimum 48" x 30" egress window, the addition of a small kitchen unit. The ceiling would be soundproofed and fire rated.

We do have a double garage and double parking pad but there will be no vehicle impact as my Mother does not drive.

The proposed unit will not generating revenue.