

**LAND USE AMENDMENT
DALHOUSIE – (WARD 7)
NORTHEAST OF DALMEAD CRESCENT NW & DALKEITH HILL NW
BYLAW 70D2014**

MAP 1NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from R-C1 to R-C1s to allow for a secondary suite. The subject site does not contain a secondary suite in the basement and the 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

2014 May 22

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 70D2014; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 5908 Dalmead Crescent NW (Plan 5222JK, Block 3, 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 70D2014.

REASONS FOR RECOMMENDATION:

The three secondary suite uses allowed in the R-C1s District are compatible and complementary to the established low density character of the community. The proposal also conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

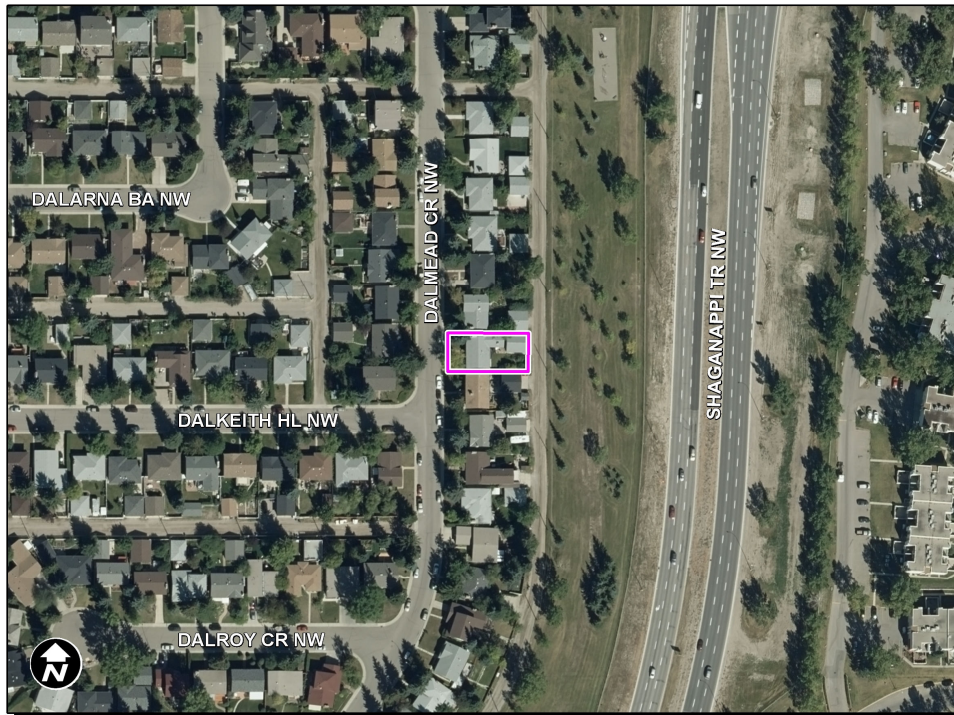
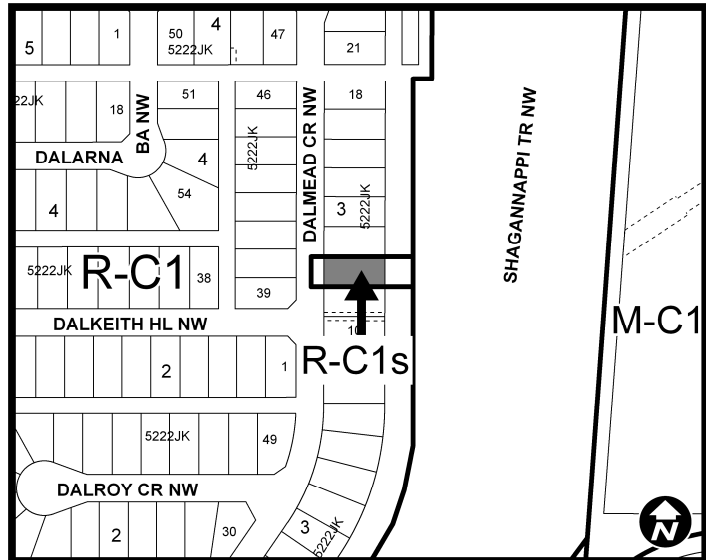
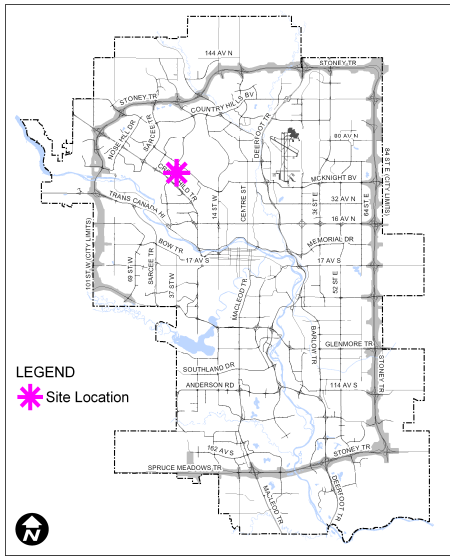
ATTACHMENT

1. Proposed Bylaw 70D2014
2. Public Submissions

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MAP 1NW

LOCATION MAPS



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MAP 1NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 5908 Dalmead Crescent NW (Plan 5222JK, Block 3, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Sturgess

Carried: 8 – 0

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MAP 1NW

Applicant:

Don Hill

Landowner:

Sheila Maureen Hill

| Planning Evaluation Content | Issue | Page |
|--|-------|------|
| Density <i>Is a density increase being proposed?</i> | No | 5 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i> | Yes | 5 |
| Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i> | No | 6 |
| Transportation <i>Do different or specific mobility considerations impact this site?</i> | No | 6 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i> | No | 6 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites?</i> | No | 6 |
| Growth Management <i>Does this site have the appropriate growth management direction?</i> | Yes | 6 |
| Public Engagement <i>Were major comments received from the circulation?</i> | No | 7 |

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Dalhousie. The site is developed with a single detached dwelling with a rear detached double garage.

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following three forms:

- Secondary Suite (Basement) as a permitted use; or,
- Secondary Suite – Detached Garage as a discretionary use; or,
- Secondary Suite – Detached Garden also as a discretionary use.

It is the Applicant's intent to develop a secondary suite in the basement of the existing single detached dwelling.

The proposed R-C1 district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. Additionally, the development of a secondary suite on this site can meet the intent of the Land Use Bylaw 1P2007 with or without relaxations at the development permit stage.

Site Specific Considerations

The subject site meets the minimum R-C1s parcel dimensions required for a secondary suite.

The parcel is of a sufficient size and has the capacity to accommodate:

- a single detached dwelling with a secondary suite;
- a total of two on-site motor vehicle parking stalls in a rear detached double garage with access from a lane (one stall for the single detached dwelling unit and one stall for the secondary suite); and,
- any required building setbacks as determined necessary at the development permit stage.

As a result, no relaxations of the Land Use Bylaw 1P2007 may be required at the development permit stage.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory/Approved by Council - 2009)

The parcel is located within a *Developed Residential –Established Area* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: *Residential – Developed, Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

Dalhousie does not have a local community plan.

TRANSPORTATION NETWORKS

Pedestrian access is available from Dalmead Crescent NW. Vehicular access is available from the rear lane to a double detached garage.

The area is served by Calgary Transit with a number of bus routes and bus stops located within walking distance to the west and south of the subject site along Dalton Drive NW and 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 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. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association facilitated community input from the surrounding neighbours by means of an information drop regarding the proposed secondary suite.

Three responses received are in support of the proposal while five expressed concerns and are opposed to the proposal: Comments received via the Community Association can be summarized as follows:

- sufficient lower cost alternative housing already exists in the area;
- secondary suites sets a precedent for increased transience, resulting in safety and property value concerns; and
- parking concerns with an increase in on-street parking, traffic, noise and littering.

Citizen Comments

One objection was received against the application which can be summarized as follows:

- will set precedence for other secondary suite applications in the community;
- will reduce the appeal of the single family character of the community;
- will result in a much more transient community; and,
- will increase traffic and result in no on-street parking.

Public Meetings

No meetings were held by the applicant or Administration.

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MAP 1NW

APPENDIX I

APPLICANT'S SUBMISSION

The applicant proposes to rezone the property from R-C1 to R-C1s so that a secondary suite in the basement may be legally rented out. Secondary suites are an important source of affordable housing. Proper zoning is an important step so the owner may justify investing in the property to make the secondary suite safe and comfortable.

The owner proposes to do significant soundproofing work to enhance the comfort of the basement suite and to interconnect the existing hard wired smoke detectors and would like the proper zoning before investing in this project.

The current land use zoning is R-C1.

The proposed change of zoning is to R-C1s to allow a secondary suite.

The property has a frontage of 15.85m, more than the minimum 15m required.

The property has a depth of 33.56m, more than the minimum 30m required.

The property has an area of 532m², more than the 400m² minimum required.

The basement of the dwelling has a separate outside stairway and entrance to the basement.

The property has a double detached garage for parking.

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BYLAW 70D2014

MAP 1NW

APPENDIX II

LETTERS SUBMITTED



Dalhousie Community Association

5432 Dalhart Road N.W., Calgary, Alberta T3A 1V6
Telephone (403) 286-2555

April 28, 2014

Circulation Control
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

**RE: LOC2014-0048 Land Use Amendment – Residential (R-C1) to Residential (R-C1s)
5908 Dalmead Crescent NW**

Dear Sir or Madam:

Thank you for circulating the above application to the Dalhousie Community Association (DCA) for our review and comment. In fairness to all residents, DCA expects that development in the community will adhere to the rules in the Land Use Bylaw, including the Contextual Rules that apply to our Developed Community.

We note that the yellow sign was posted on the front and back of the subject property. In the hope that resident feedback will inform the process, DCA has facilitated input from the immediate neighbourhood on this rezoning application.

An information drop was conducted on Apr. 14 in the target neighbourhood surrounding the property. The distribution went to approximately 50 households, from 5816 to 6008 Dalmead Crescent, as well as 5920 to 5944 Dalkeith Crescent.

To date, eight individual resident responses were directly received by our office – two written and six through email. Three of the respondents provided brief statements of support for the rezoning application, while five neighbours were opposed to its impact on the neighbourhood. A summary of the comments is included below:

- sufficient accommodations already exist in the area to provide adequate opportunities for those seeking lower cost rental alternatives
- rezoning for residential suites sets an overall precedent leading to increased transience that may not be advantageous to the neighbourhood's safety and resale value
- primary reason for purchasing in Dalhousie neighbourhood was due to R-C1 (single family dwelling) zoning

G. Brenkman

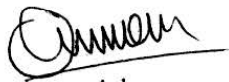
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- several rented basement suites already exist in the neighbourhood and on Dalmead Crescent, some without the required rezoning from the City, negatively impacting the area
- multiple vehicles are parked per rented home, with a noticeable increase in traffic, noise and littering
- property in question has been rented for several years, and two-car garage is not being used by renters; street parking is causing congestion for immediate residents

We hope that this input helps inform the City regarding this rezoning application, and look forward to facilitating any further discussions with our residents as required.

Yours truly,



Omman Hussain, Director
Dalhousie Community Association
Public Affairs

Cc
Circulation Control
Office of Councillor D. Farrell
Bcc
Dalhousie resident respondents

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APPENDIX III

TABLE 1 – PARCEL WIDTH REQUIREMENTS

| Land Use District | Secondary Suite (Basement) | Secondary Suite – Detached Garage | Secondary Suite – Detached Garden |
|--------------------------|-----------------------------------|--|--|
| R-C1s | 15 m | 15 m | 15 m |
| R-1s | 11 m | 11 m | 13 m |
| R-C1N | 9 m | 13 m | 13 m |
| R-1N | 9 m | 13 m | 13 m |
| R-C2 | 9 m | 13 m | 13 m |