

**LAND USE AMENDMENT  
DOVER (WARD 9)  
SOUTH-WEST OF DOVERBROOK ROAD SE AND NORTH OF  
DOVERCREST DRIVE SE  
BYLAW 283D2016**

**MAP 4E**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single 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 use. The site contains an existing single detached dwelling, with a Secondary Suite in the basement which was in existence in 2012 when the owner purchased the property. The application was 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 September 22

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 283D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 4183 Doverbrook Road SE (Plan 741LK, Block 7, Lot 16) 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 283D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite), which are compatible with and complementary to the established low density residential character of the community. This proposal conforms to the Municipal Development Plan (MDP) and meets the required minimum lot area, width and depth regulations stated within the Land Use Bylaw 1P2007.

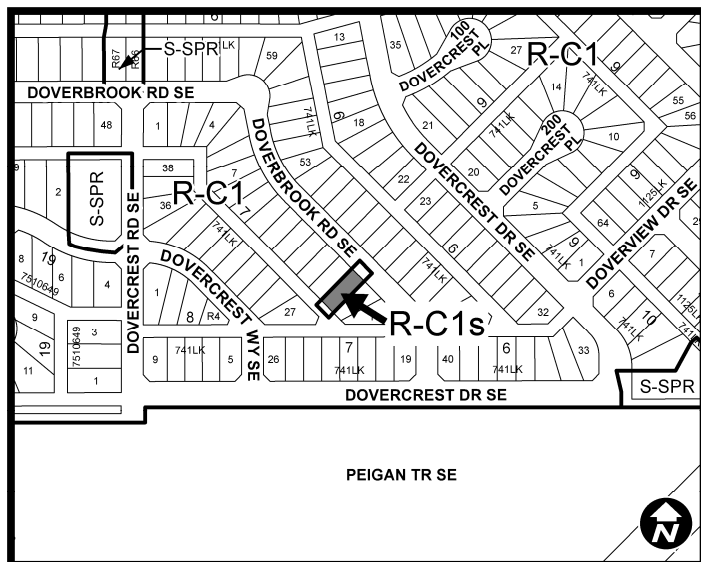
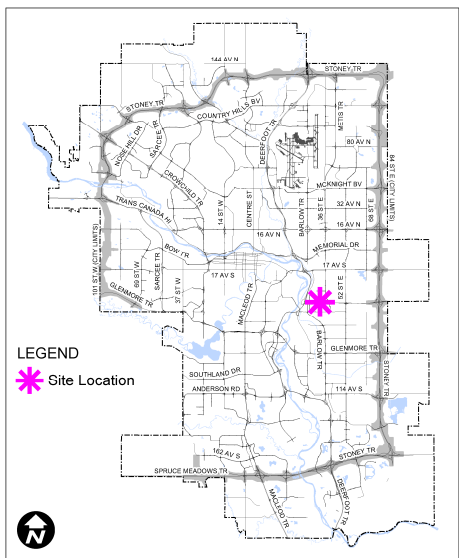
**ATTACHMENT**

1. Proposed Bylaw 283D2016

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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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 4183 Doverbrook Road SE (Plan 741LK, Block 7, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**  
Absent: G.-C. Carra and G. Morrow

**Carried: 5 – 0**

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**Applicant:**

Susan Campbell

**Landowner:**

Susan Campbell

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in the southeast community of Dover, in a low density R-C1 area, the parcel is approximately 12.2 metres by 30.5 metres in size. The parcel is developed with a single storey detached dwelling and a detached two vehicle garage accessed from the rear lane. There is also a one vehicle parking pad adjacent to the garage. Single detached dwellings exist to the north, south, east and west.

| 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 allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a single detached dwelling. It is the intention of the applicant to further develop the basement area into a safe and legal suite.

Approval of this land use amendment application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. Currently, if the secondary suite is a permitted use and meets all Land Use Bylaw rules, a Development Permit is not required and only a Building Permit would be necessary.

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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 (Approved by Council 2009)**

The site is located within a 'Residential Developed – Established Area' as identified on the Urban Structure Map (Map 1) of the MDP. While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for the Developed Residential Areas (section 3.5.1), Neighbourhood Infill and Redevelopment (section 2.2.5) and Housing Diversity and Choice (section 2.3.1).

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites). The Housing Diversity and Choice policies of the MDP promote methods to efficiently use or adapt the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

There is no local area plan for Dover.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Doverbrook Road SE and the rear lane. The area is served by Calgary Transit bus service and bus stop locations are within 350 to 400 metres walking distance on Dover Ridge Drive SE. On-street parking adjacent to the parcel 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.

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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 by Administration.

**Citizen Comments**

No comments were received by Administration.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This property is in Dover and it is close to Deerfoot and Blackfoot trails, it is considered inter-city so it is close to Downtown and many areas for jobs and careers in Calgary. Public transit is within close walking distance.

It is close to parks, schools and amenities such as shopping and dining on 17<sup>th</sup> Avenue SE. There are many green spaces close by and biking, hiking trails and parks in the area.

Our society in Canada is more focused on the smaller family units for Single people, single parents of one or two children or Couples trying to live on one or more incomes, so a secondary suite would provide this for Lower Income housing for this demographic.