

**LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018**

MAP 1NW

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 either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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(S)

2017 November 02

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 4D2018; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 4519 Dalhart Road NW (Plan 6444JK, Block 17, Lot 1) 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 4D2018.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

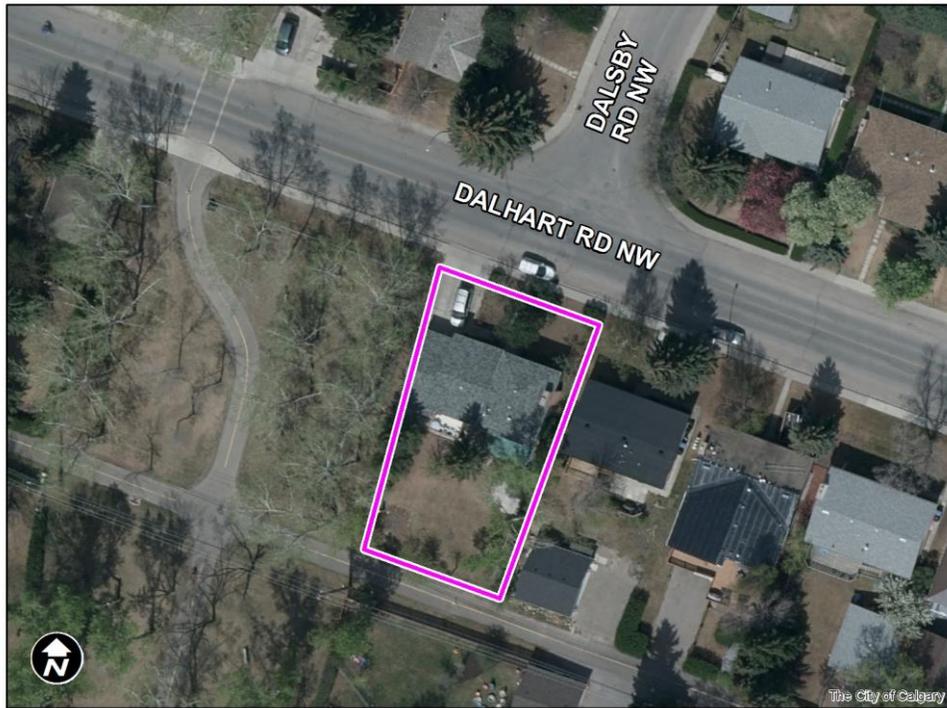
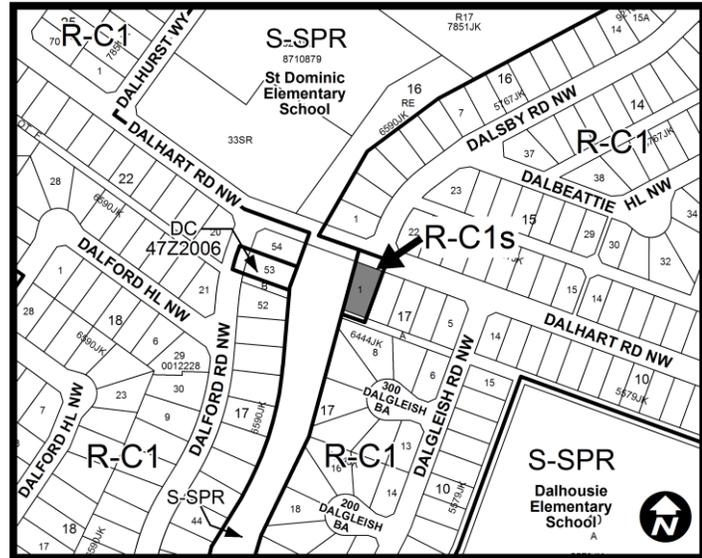
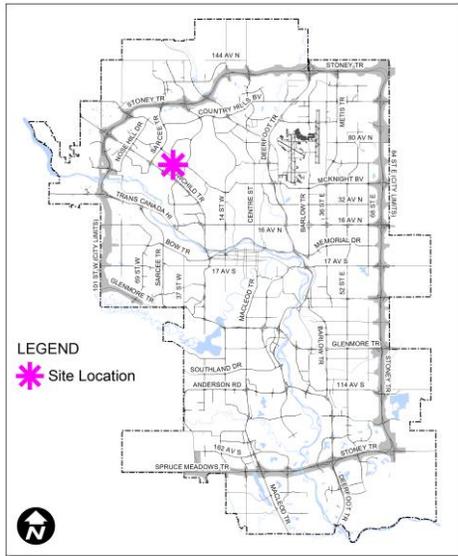
ATTACHMENT

1. Proposed Bylaw 4D2018

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018

MAP 1NW

LOCATION MAPS



LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018

MAP 1NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 4519 Dalhart Road NW (Plan 6444JK, Block 17, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018

MAP 1NW

Applicant:

Cathy Chen

Landowner:

Yi-Li Chen
Zhi-Peng Chen
Hong Deng

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 20 metres by 33 metres in size and is developed with a one-storey single detached dwelling a detached one-car garage that is accessed from Dalhart Road NW. Surrounding development consists of low-density residential to the north and east. Directly to the west of the property is park space that contains a pathway which connects to the Dalhousie C-train station. To the south, rear of the property, is a pathway that provides east-west connections through the community and provides a buffer from residential properties. St. Dominic Elementary School is in close proximity to the site.

According to data from the City of Calgary's 2017 Civic Census, the following table identifies Dalhousie's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Dalhousie	
Peak Population Year	1982
Peak Population	10,770
2017 Current Population	8,992
Difference in Population (Number)	-1,778
Difference in Population (Percent)	-17%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

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. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018**

MAP 1NW

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Dalhart Road NW and there is no rear lane. The area is served by Calgary Transit primary transit network light rail transit with a light rail transit station location within approximately 750 metre walking distance of the site being the Dalhousie C-train Station. A bus stop is located within 50 metres of the site on Dalhart Road NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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.

**LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018**

MAP 1NW

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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a response from the Dalhousie Community Association outlining no comment.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018

MAP 1NW

APPENDIX I

APPLICANT'S SUBMISSION

4519 Dalhart Road NW
Calgary T3A 1B9

October 23, 2017

Calgary Planning Commission
And
City Council

Regarding to the land use redesignation (Secondary Suites) application for the property 4519 Dalhart Road NW Calgary. Here are our reasons for our application.

- We have been staying at the property for the past five years, and would like to continue staying in Dalhousie when we get older.
- Developing a legal basement suite allow us to continue staying at the home and have the flexibility to rent the basement out or have the children stay in the basement in the future.
- We would like to invest in our property and make it safe and legal. Whether it is for our own family member or for potential tenants.
- We have plenty of parking on the property: one single car garage, two parking pads in front, one parking pad in the back yard. The property is also next to a park instead of another house, so we never had any concern on lack of parking.
- The house is very close to Dalhousie C-train station and University of Calgary. It is a great way to provide safe and affordable housing for university students.
- We reached out to Councillor Farrell's office and Dalhousie Community Association regarding to their opinion on secondary suite. And we received support from the community association for the application on September 09, 2017.

Sincerely,

Home Owners

**LAND USE AMENDMENT
DALHOUSIE (WARD 4)
DALHART ROAD NW WEST OF DALFORD ROAD NW
BYLAW 4D2018**

MAP 1NW

APPENDIX II

LETTERS SUBMITTED

From: Sean French
Sent: Monday, October 16, 2017 1:08 PM
To: Atkinson, Matthew L. <Matthew.Atkinson@calgary.ca>
Subject: [EXT] RE: LOC2017-0235

No comments thanks Matthew. Sean

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

