

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0393
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**Land Use Amendment in Dover (Ward 9) at 3716 Doverthorn Way SE,
LOC2018-0034, Bylaw 159D2018**

EXECUTIVE SUMMARY

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3716 Doverthorn Way SE (Plan 117LK, Block 4, Lot 40) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 159D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3716 Doverthorn Way SE (Plan 117LK, Block 4, Lot 40) 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 159D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

BACKGROUND

There is an existing suite located on the parcel and the application was submitted as a result of a complaint.

Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037

Site Context

The subject site is located in the southeast community of Dover. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 12.5 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached double garage that can be accessed from the rear lane.

As identified in *Figure 1*, Dover has experienced a population decline from its peak in 1982.

Figure 1: Community Peak Population

Dover	
Peak Population Year	1982
Peak Population	11953
2017 Current Population	10,484
Difference in Population (Number)	-1,469
Difference in Population (Percent)	-12%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Dover](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow 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.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Doverthorn Way SE and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 150 metres walking distance on Dover Ridge Drive SE. On-street parking adjacent to the site is unregulated.

Utilities and 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.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Engagement and Public Meetings

No public meetings were held by the applicant or Administration.

Citizen and Community Association Comments

Administration received two emails in opposition to the application. Reasons stated for opposition are summarized below:

- do not agree with accuracy of information provided in Applicant's submission
- do not support secondary suites
- parking concerns
- opinion that suites should be legal prior to construction, not as result of complaint

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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(S)

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 159D2018