

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE
BYLAW 359D2017**

MAP 27S

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, with an illegal basement suite and 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'S RECOMMENDATION(S)

2017 October 05

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 359D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 85 Flavelle Road SE (Plan 3323HR, Block 8, Lot 34) 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 359D2017.

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.

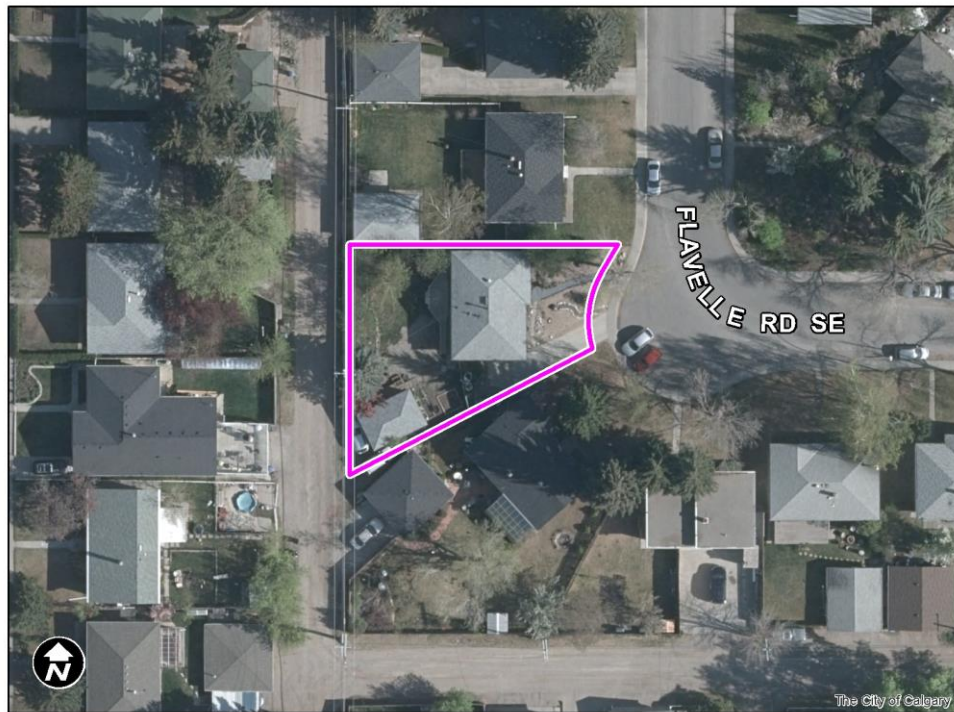
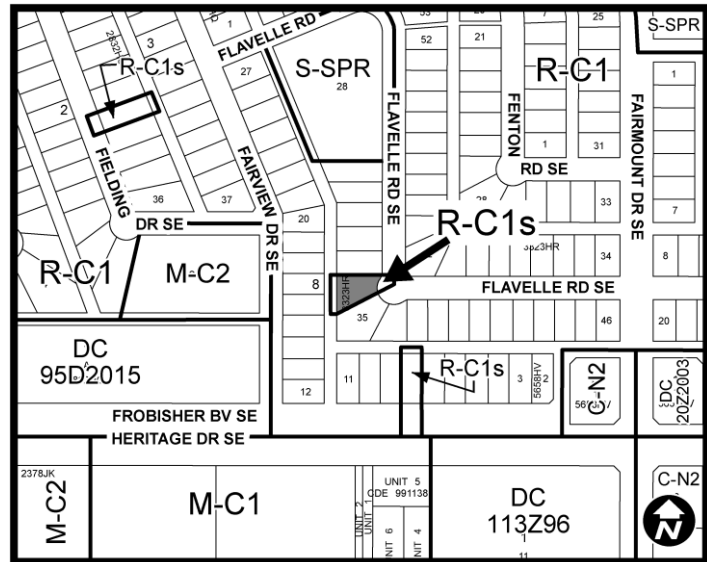
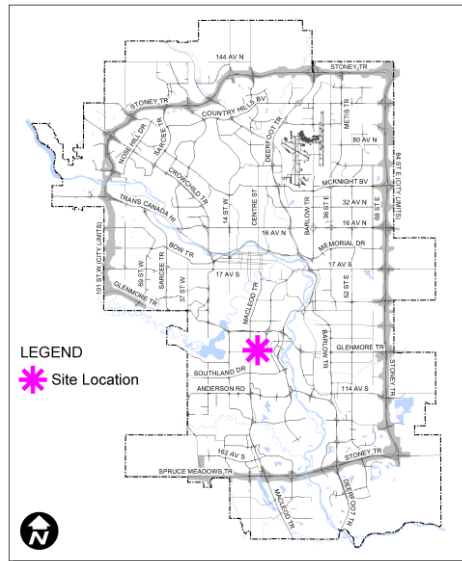
ATTACHMENT

1. Proposed Bylaw 359D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 85 Flavelle Road SE (Plan 3323HR, Block 8, Lot 34) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Rosalie Bruinsma

Landowner:

Rosalie Bruinsma

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Fairview, the site is approximately 13 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a detached one-car garage that is accessed from the rear lane, and a one-car parking pad that is accessed from Flavelle Road SE. Low density residential districts and development exist to the north, east, south, and west of the site.

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

Fairview	
Peak Population Year	1968
Peak Population	6,425
2017 Current Population	3,686
Difference in Population (Number)	-2,739
Difference in Population (Percent)	-43%

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.

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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 Flavelle Road SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on Fairmount Drive SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water and sanitary 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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Fairview Community Association.

Citizen Comments

Administration received two letters in opposition to the application. One of the letter was signed by three nearby residents

Reasons stated for opposition are summarized as follows:

- Fairview already has a diversity of housing options including affordable housing and rental homes.
- Adverse effect on property value.
- Parking is an issue and is already limited on the street.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please consider this letter as justification for my application of a secondary suite. I feel that having a secondary suite will not only benefit myself as a home owner, but also be advantageous to my community, and the city as a whole.

Fairview is a well-established community, with many long term residents in single family homes. Secondary suites can add modest population increases that can rejuvenate local commercial and public services as well as potentially give the community a socio-economic diversity that is not currently present. Secondary suites add to the rental housing stock which will allow for increased population without drastic changes to the character of the neighborhood with condominium and apartment buildings.

The city could benefit from the addition of secondary suites in locations such as Fairview, as it will add to the affordable housing pool in an area that is predominantly single family bungalows. By allowing suites in existing neighborhoods, it makes use of existing infrastructure such as schools, parks, utilities, public transit, and roads instead of requiring potential expansion outwards of the city. Fairview is well situated for amenities such as these, as well as close to many grocery stores, shopping centers such as South Centre and Chinook mall, and lots of restaurants and other businesses along Heritage Drive and McLeod Trail. The city could also benefit by allowing rezoning in these areas with suitable applications, since this could cut down on illegal suites currently existing in Fairview, and surrounding neighborhoods, that may not be up to city safety codes and could be dangerous for renters.

My personal reason for this request of a secondary suite is to assist with my current mortgage to make living in my house more affordable. I bought my house as an investment property, with the goal of fixing it up and having it rented to support the mortgage, insurance, and property tax costs. By allowing a secondary suite, I would be able to live in the house as well as maintain it as an investment.

My home is an ideal location for an additional suite, as there is ample parking including a garage and parking pad in the back, and a driveway that fits up to four vehicles in the front. Additionally, the Heritage LRT train station is a 15 minute walk from the property and there are multiple bus routes within a block. The house contains a back entrance that already supports a separate entrance for a second suite. The house also boasts a very large, fenced in back yard which contains more than enough space for a private area for use by potential occupants of the suite. It would also be an ideal yard for anyone looking for a pet friendly home.

I am committed and willing to spend the money necessary for all permits and work to have the suite meet all city standards, and to spend money to keep the suite well maintained for occupants. Thank you for your consideration.

L. Burga Ghersi

APPENDIX II

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 simplify 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.

