

**LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND ARBOUR CRESCENT SE
BYLAW 205D2017**

MAP 22S

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 a Secondary Suite or a Backyard Suite. The site contains an existing single detached dwelling, and this 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 May 04

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 205D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 9404 Fairmount Drive SE (Plan 2303ID, Block 23, Lot 4) 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 205D2017.

REASON(S) FOR RECOMMENDATION:

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

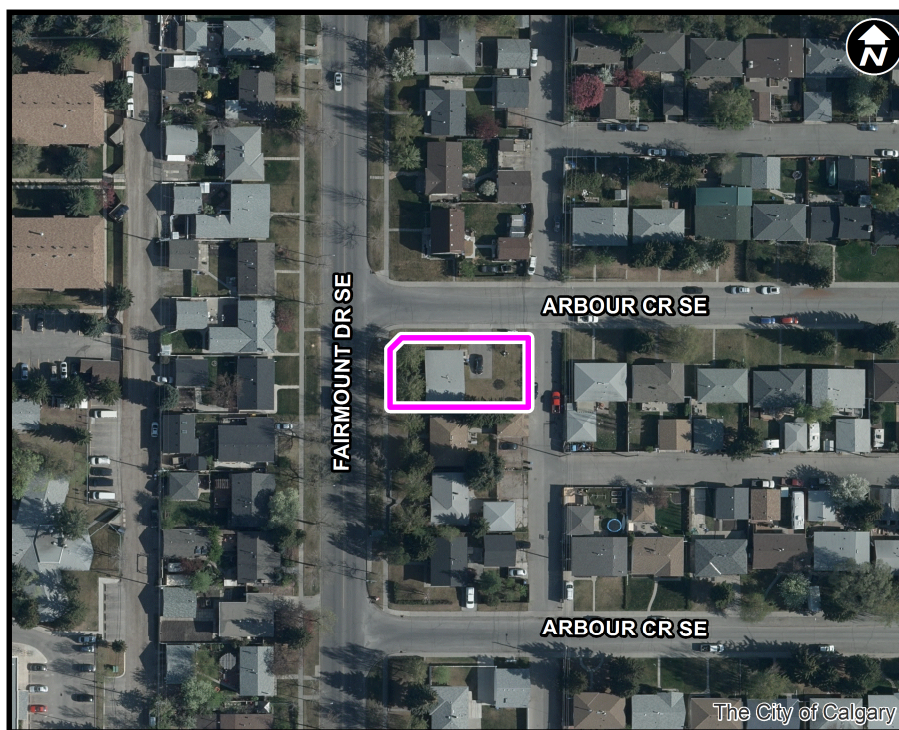
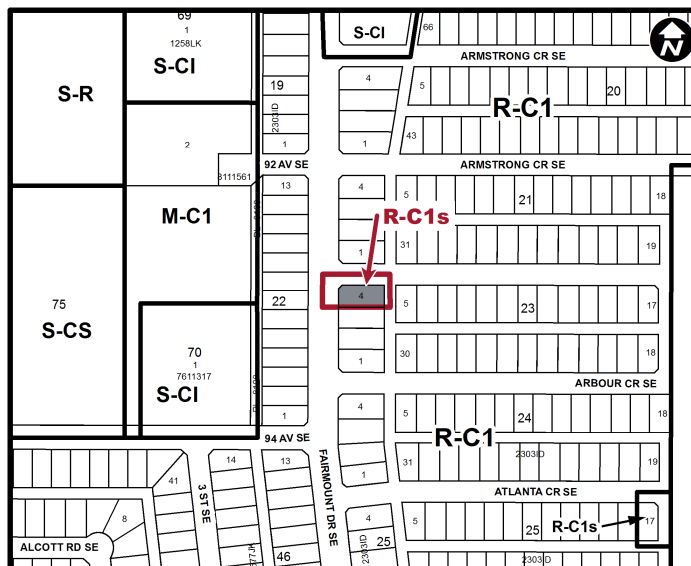
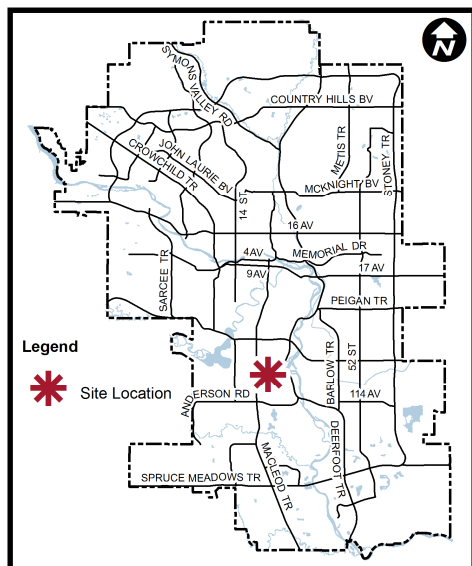
ATTACHMENT

1. Proposed Bylaw 205D2017

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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 0.07 hectares \pm (0.17 acres \pm) located at 9404 Fairmount Drive SE (Plan 2303ID, Block 23, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to allow a secondary suite or backyard suite for the following reasons:
 - a) The property has adequate parking options in the rear and front of the parcel.
 - b) The property meets or exceeds the required width and depth of lots for secondary/backyard suites.

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Applicant:

Lindsay Luhnau
(Calgary Aging in Place Cooperative)

Landowner:

Elizabeth Alice Rodier

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 18 metres by 37 metres in size and is developed with a one-storey single detached dwelling and a two-car parking pad that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies Acadia's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations if any.

Acadia	
Peak Population Year	1972
Peak Population	13,589
2016 Current Population	10,767
Difference in Population (Number)	-2,822
Difference in Population (Percent)	-21%

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

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

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 statutory local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmount Drive SE, Arbour Crescent SE, and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within 50 metre walking distance of the site on Fairmount Drive SE. On-street parking adjacent to the site 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.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Acadia Community Association (APPENDIX II).

Reasons stated for support are summarized as follows:

- Proximity to major roads;
- Proximity to the primary transit network; and
- Ability to house potential long-term residents.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To Whom It May Concern,

Please accept this letter as an expression of interest to proceed with land use redesignation at 9404 Fairmount Dr SE. The application is on behalf of Elizabeth Rodier who currently owns and resides at the residence.

At the present time, Elizabeth Rodier is the main support for her mother who is still living in her own home, however, she would like to prepare for the possibility that her mother could move in to her Acadia home and be supported by a live-in caregiver residing in the secondary suite. Alternatively, Elizabeth is also interested in The Age-in-Place Laneway Housing Project is led by Professor John Brown and could see hosting her mother in such a dwelling on her property. Elizabeth is a long time resident of Acadia and would like to age in place just as her mother has done, the step to redesignate the land is her first step in preparing to ensure her future in her home.

The Calgary Aging in Place Cooperative is a not-for-profit cooperative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so. Thank you for considering our application and please contact the Calgary Aging in Place Cooperative with any questions at 403.774.7247 extension 2 or by email at lindsay@calgaryaginginplace.ca.

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APPENDIX III

LETTERS SUBMITTED

Planning and Development

April 10th, 2017

City of Calgary

c/o Ezra Wasser

Re: LOC 2017-0090

The Acadia Community Association would like to offer support to the application for a change of land use from R-C1 to R-C1s at 9404 Fairmount Dr SE. We greatly value the continued presence of community members who have made Acadia their home, and appreciate that suites add value to both the parcels within our community and to our community social fabric.

Our location between two major corridors, and proximity to the primary transit network, make Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a positive stepping stone for potential long-term residents, as we have a number of medium density parcels and a number of single-family dwellings. We feel our community would be served well by this addition to our built environment.

Kim Warnke, Planning Committee Chair

On behalf of the Acadia Community Association

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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 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.

