

**LAND USE AMENDMENT
ACADIA (WARD 9)
ALBERNI ROAD SE AND AUSTIN ROAD SE
BYLAW 218D2017**

MAP 15S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential parcel in Acadia from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for 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 May 18

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 218D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 9820 Alberni Road SE (Plan 185JK, Block 30, 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 218D2017.

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.

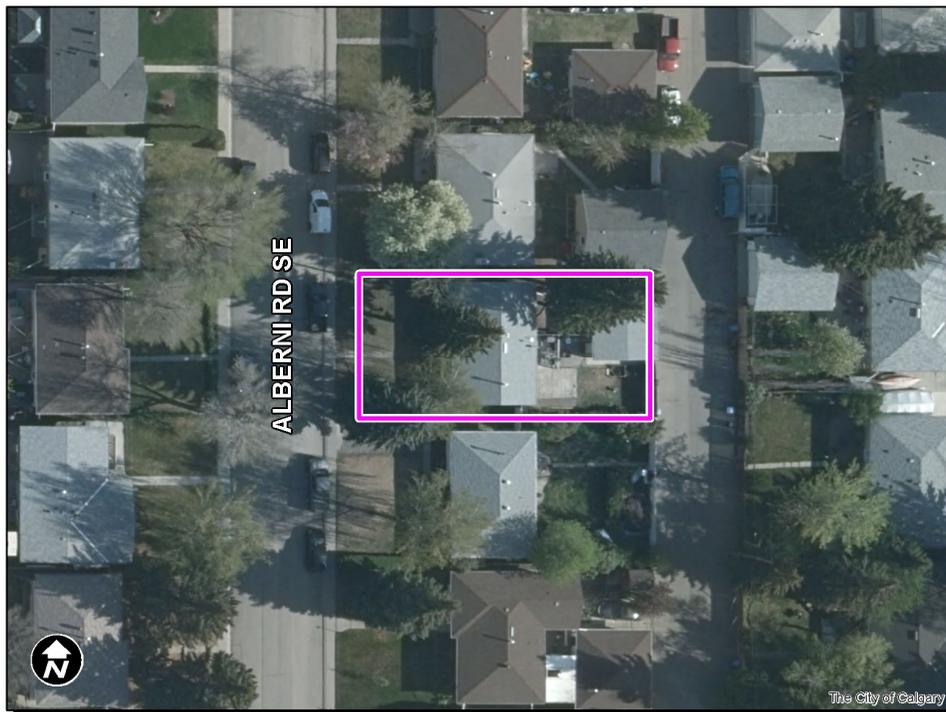
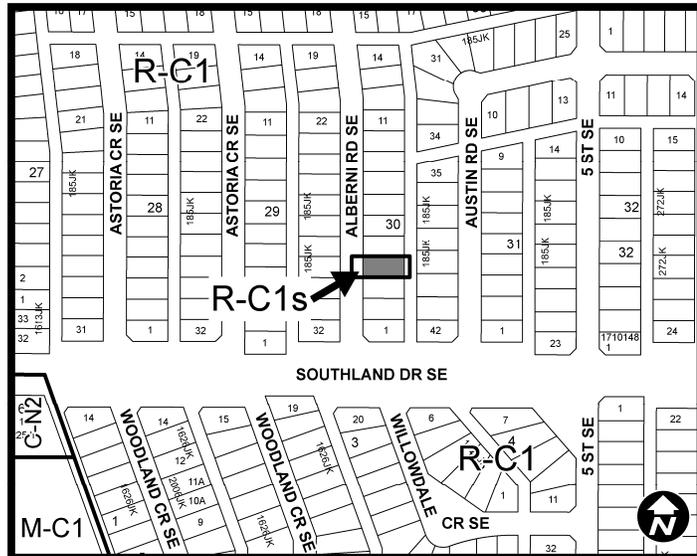
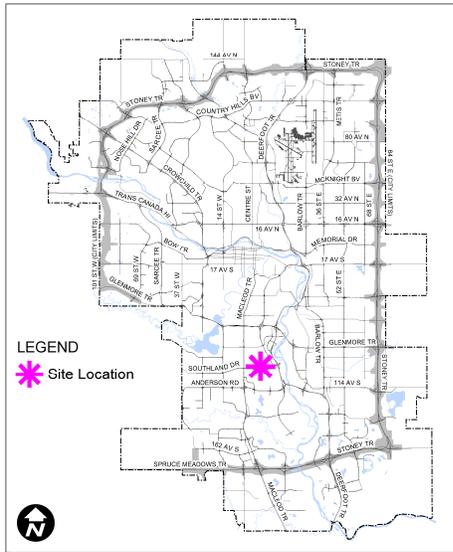
ATTACHMENT

1. Proposed Bylaw 218D2017

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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 0.05 hectares ± (0.12 acres ±) located at 9820 Alberni Road SE (Plan 185JK, Block 30, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 9 – 0

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Applicant:

Lindsay Luhnau (Calgary Aging in
Place Cooperative)

Landowner:

Ian T McCabe

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey, single detached dwelling and a detached, two car garage that is accessed from the rear lane. Single detached dwellings exist to the north, west, east and south of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Acadia's peak population and year, current 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 already 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 (SSRP)

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 (MDP) (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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Alberni Road SE and the paved rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 600 metre walking distance of the site on Southland Drive SE and 550 metre walking distance of the site on Fairmont Drive. The area is served by Calgary light rail transit approximately 2.2 kilometre walking distance of the site. 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.

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

Citizen Comments

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- The area is already congested
- Parking
- Increase in traffic
- Increase in the number of rental properties
- Fear that the area will become like an inner city neighbourhood.
- Loss of family style oriented community
- Spot zoning

Public Meetings

No public meetings were held by the applicant or Administration; however, the home owner did speak with his immediate neighbourhoods to discuss any concerns they might have with the development.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this letter as an expression of interest to proceed with land use redesignation at 9820 Alberni Rd SE. The application is on behalf of Ian McCabe who currently owns and resides at the residence.

At the present time, Ian McCabe is interested in converting his basement to a secondary suite. Ian is one for the many Calgarians affected by the economic downturn and would like to use his home as a means of income support through renting a high quality, legal and code compliant basement suite.

The Calgary Aging in Place Co-operative is a not-for-profit co-operative 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.

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APPENDIX II

Planning and Development

April 10th, 2017

City of Calgary

c/o Michele Bussiere

Re: LOC 2017-0073

The Acadia Community Association would like to offer support to the application for a change of land use from RC-1 to RC-1s at 9820 Alberni Rd. 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

M. Bussiere

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.

