

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FYFFE ROAD SE AND FULHAM STREET SE
BYLAW 166D2017**

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 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 recent 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 RECOMMENDATIONS

2017 March 09

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 166D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 116 Fyffe Road SE (Plan 1678HT, Block 26, 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 166D2017.

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 Municipal Development Plan (MDP) policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

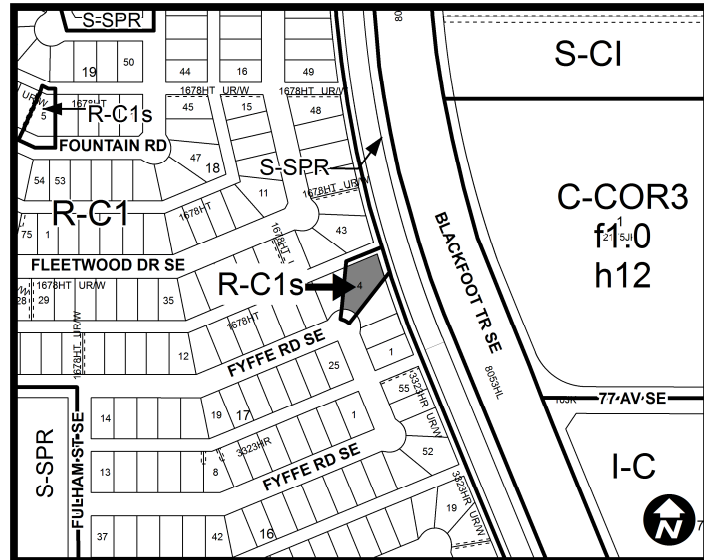
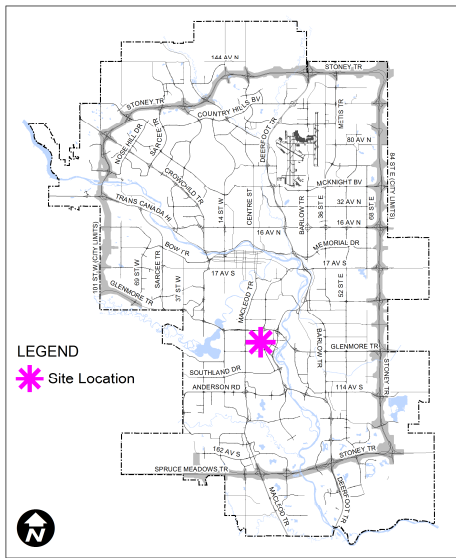
ATTACHMENT

1. Proposed Bylaw 166D2017

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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 0.08 hectares ± (0.19 acres ±) located at 116 Fyffe Road SE (Plan 1678HT, Block 26, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright
Absent: S. Keating

Carried: 7 – 0

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Applicant:

Brendan Schwarz

Landowner:

Brendan Schwarz

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Fairview, the site is irregularly-shaped, approximately 835 square metres in area, and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the east rear lane. Single detached dwellings exist to the north, south, and west of the site. Blackfoot Trail SE exists to the east of the site.

Fairview	
Peak Population Year	1968
Peak Population	6,425
2016 Current Population	3,847
Difference in Population (Number)	-2,578
Difference in Population (Percent)	-40%

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the R-C1s minimum parcel size requirements. As such, the site can accommodate a secondary suite use and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered through the review of a development permit application.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for one additional dwelling unit (in the form of a secondary suite) to be considered via the development permit/building permit process. If a secondary suite is proposed and meets all of the rules within Land Use Bylaw 1P2007, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan policies are not relevant to this application.

Municipal Development Plan (MDP)

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

There is no statutory local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fyffe Road SE and the east and north rear lane. The area is served by Calgary Transit bus service with a bus stop location within 500 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.

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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 one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Lack of on-street parking.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please find below, my motivation and explanations for presenting the application for Land use Re-designation in order to have a legal secondary suite on my property.

Starting with location, this property is ideal for a secondary suite due to its close proximity to bus stops (end of street) and C-train stations (short bus ride to Chinook or Heritage station). There are 3 different schools within one block of the house (2 more within a 5 min. drive) and plenty of shopping with two of the major shopping centers close by (Chinook Mall and Deerfoot Meadows).

Another reason I believe this application should be approved is the abundance of parking on the property. I understand that other secondary suites can sometimes annoy neighbours by having so many vehicles taking up valuable street parking, however, on the rear of this property there is a double garage, with concrete aprons beside it allowing for 3 extra parking spots beside the garage (on the property).

The property is already set up with a separate entrance in a huge backyard to make it the ideal space to share a home with a secondary suite. I strongly believe that this property, with its great location and site characteristics, is perhaps one of the most ideal properties for a secondary suite. I believe that Fairview is a great neighbourhood that is making a comeback and I would like to lead by example by investing in my property and my community, and hopefully inspiring others to do the same.