

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017

MAP 27S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel in the community of Fairview 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. The parcel contains an existing single detached dwelling and the application is not 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 March 23

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 154D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 35 Fielding Drive SE (Plan 2832HQ, Block 1, Lot 9) 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 154D2017.

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 applicable municipal policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

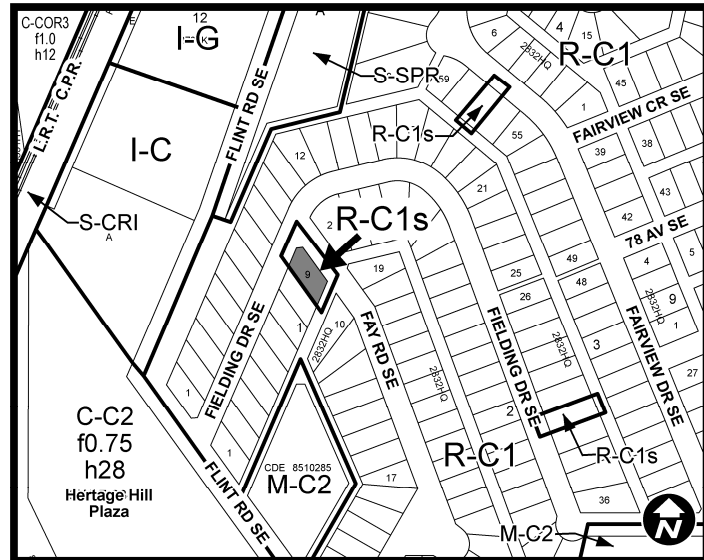
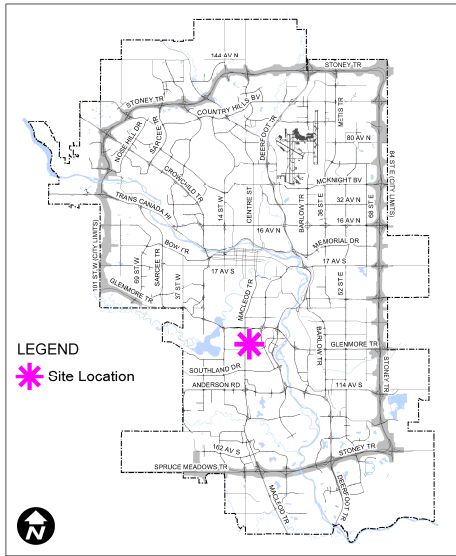
ATTACHMENT

1. Proposed Bylaw 154D2017

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017

MAP 27S

LOCATION MAPS



LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017

MAP 27S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 35 Fielding Drive SE (Plan 2832HQ, Block 1, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017

MAP 27S

Applicant:

Garth Douglas Morgan

Landowner:

Garth Douglas Morgan
Janet Morgan

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Fairview, this corner parcel is approximately 15 metres by 30 metres in size and is developed with a one storey single detached dwelling with a side driveway accessing Fay Road SE. The parcel can also be accessed from the rear lane. Single detached dwellings exist in all directions from 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 on a parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

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. For a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is no longer required.

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017**

MAP 27S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The site is located within a 'Residential Developed – Established Area' in the MDP (Map 1: Urban Structure). Although the MDP makes no specific reference to the site, the land use proposal is in alignment with overarching residential policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

There is no local area plan for Fairview.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fielding Drive SE, Fay Road SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 450 metres walking distance of the site on Heritage Drive SE. Additionally, the parcel is approximately 900 metres east of the Heritage LRT station. There are no parking restrictions in place along Fielding Drive SE and Fay Road SE.

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 onsite servicing may also be required depending on the type of secondary suite proposed. This aspect would be determined 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.

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017

MAP 27S

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Fairview Community Association.

Citizen Comments

No letters were received by Administration on this application.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 154D2017**

MAP 27S

APPENDIX I

APPLICANT'S SUBMISSION

I am applying for the zoning redesignation of the above property to assist me in securing retirement income. Currently, the property is a single dwelling home; hence, the zoning redesignation to allow the construction of a basement suite would provide an opportunity to increase my retirement income should the need arise, particularly as I do not have a private pension plan.

Further, the addition of a secondary suite would provide lower cost quality housing for people. This need is clearly demonstrated during Calgary's economically stable and prosperous times, which, undoubtedly, will return. I would be able to offer two living accommodations at lower rental fees rather than a higher cost house.

This property is located on a quiet, safe street in the well-established, stable, and friendly Fairview community. It is located on a corner lot and therefore has ample street parking as well as an off-street driveway. It is ideal for singles, couples, and families as it is close to all amenities. The property is within walking distance of bus and LRT routes, and accessible to major thoroughfares - Heritage Drive, Fairview Drive, and Macleod Trail. All levels of schools - elementary junior high, and high school - are within walking distance - and several malls containing a variety of shops, banks, gas stations, and other services are within walking distance.

Thank you for considering this application.