

**LAND USE AMENDMENT  
FAIRVIEW (WARD 09)  
78 AVENUE SE AND FAIRMOUNT DRIVE SE  
BYLAW 108D2017**

**MAP 27S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located 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. A Secondary Suite does not currently exist on the site, and this application is not the 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 February 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 108D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 204 - 78 Avenue SE (Plan 2832HQ, Block 7, Lot 50) 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 108D2017.

**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.

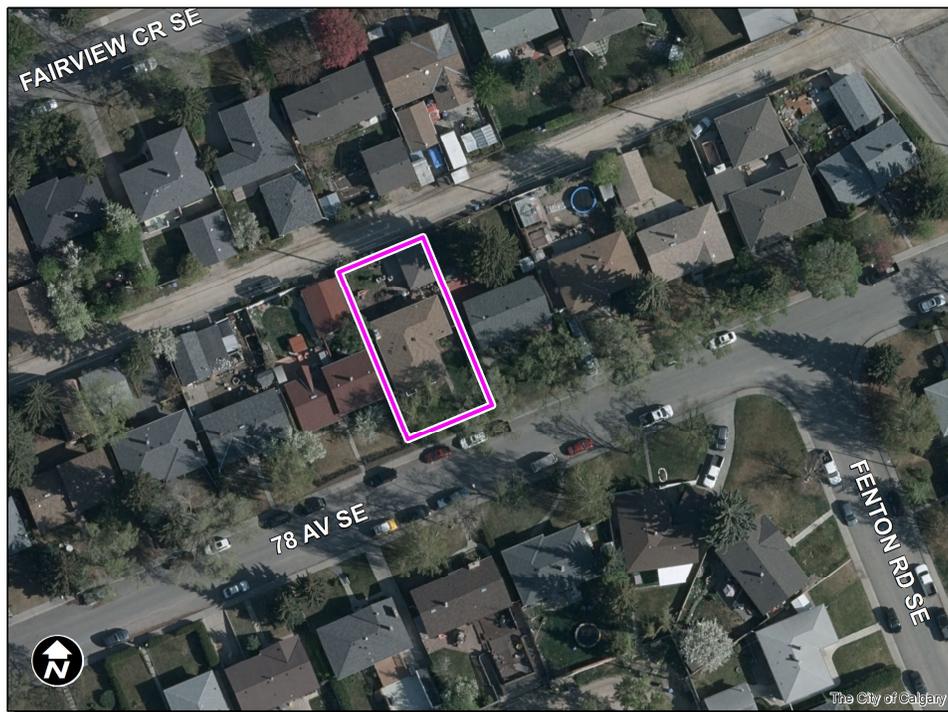
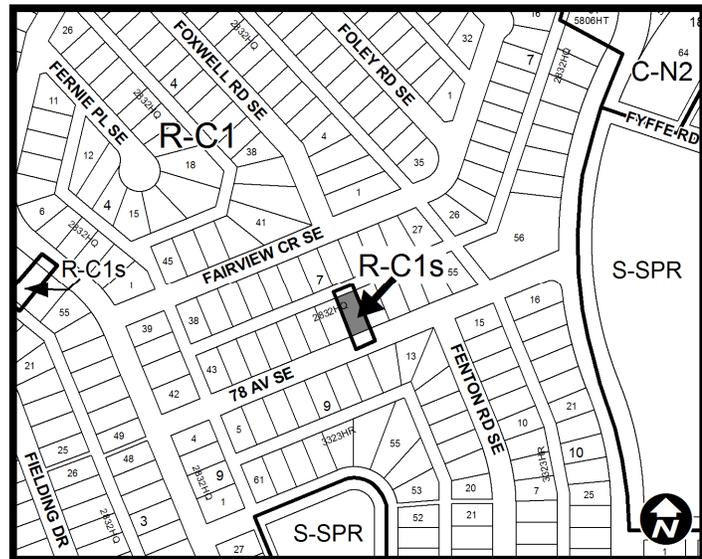
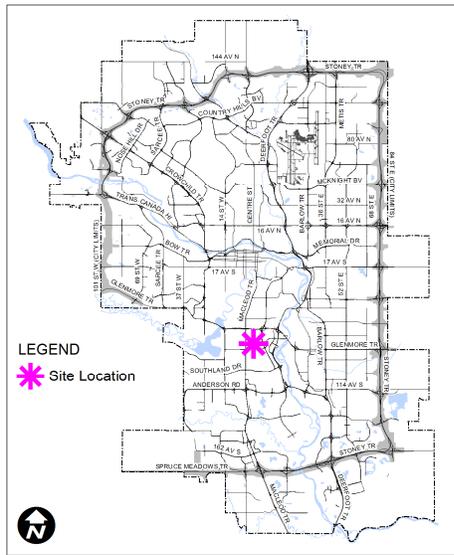
**ATTACHMENT**

1. Proposed Bylaw 108D2017

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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 ± (0.11 acres ±) located at 204 - 78 Avenue SE (Plan 2832HQ, Block 7, Lot 50) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**  
Absent: R. Wright

**Carried: 7 – 0**

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**Applicant:**

Gordon Cameron

**Landowner:**

Gordon Cameron  
Donna Cameron

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Fairview, the parcel is approximately 15 metres wide, 30 metres deep and 450 square metres in area. The parcel is developed with a one-storey single detached dwelling and a detached double-car garage that is accessed from a lane. Surrounding development consists of single detached dwellings to the north, south, east and west. A school site (S-SPR) is located east of the parcel along Fairmount Drive SE.

The following table identifies Fairview's current and peak population by year and any difference in population expressed as a percentage.

<b>Fairview</b>	
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 at the development permit stage.

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 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) (Adopted by Council 2009)

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

There is no statutory local area plan.

## **TRANSPORTATION NETWORKS**

Pedestrian access is available from 78 Avenue SE, with vehicular access to the existing detached double garage from the unpaved lane. The area is served by Calgary Transit with bus stops located approximately 200 metres away on Fairmount Drive SE. There are currently no parking restrictions in place.

## **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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

A letter of support was received from the Fairview Community Association.

**Citizen Comments**

No letters were received.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

My husband and I purchased this property from his mom about 1 1/2 years ago. The house is 60 years old so ever since buying we have been renovating the house. We have renovated the house to improve heat and efficiency. While renovating the house we realized the potential to convert the basement to a separate suite. Why would we do this?

- 1) Our son is planning on going back to school for a few years so the suite would provide a separate living space for him and his wife while he upgrades his education.
- 2) As my husband and I approach retirement age the space will provide us with a monthly income and allow us to retire in our home without being concerned about finances.
- 3) If we are allowed to develop the basement in to a suite, eventually, when we rent the space it could provide safe and affordable housing for any potential tenant.
- 4) It will provide us peace of mind knowing that whoever is living there, whether it be family or another person's family that they are safe, all the proper permits have been taken out and the space has been inspected.
- 5) We will also know that the space has been developed in a proper and correct manner.

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**APPENDIX II**

**COMMUNITY ASSOCIATION LETTER**



**Fairview Community Association**

c/o Box 78053, 383 Heritage Drive SE  
Calgary, AB T2H 2Y1

January 11th, 2017

Planning, Development & Assessment  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

**Attn: Lindsay Fischer**

Dear Lindsay,

This letter is in regards to the Land Use Amendment (File Number LOC2016-0327) by Donna Cameron at 204 78th Avenue S.E. in our community of Fairview, proposing a change from R-C1 to R-C1s. The Fairview Community Association has been in contact with Mrs. Cameron, who has been forthcoming with information, to discuss their plans for their home and converting the basement into a secondary suite. With the details provided, we write this letter of support for their application.

I apologize that we are a day late to send this letter in regards to the comment deadline, but the Board did not meet until yesterday evening. If you have any further questions or comments regarding this, please contact me at 403-454-8327 or by email, [president@fairviewcommunity.ca](mailto:president@fairviewcommunity.ca).

Sincerely,

A handwritten signature in blue ink that reads 'D. Eisenbart'. The signature is written in a cursive style.

David Eisenbart  
First Vice-President, Fairview Community  
Association

Email [office@fairviewcommunity.ca](mailto:office@fairviewcommunity.ca)  
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L. Fischer