

**LAND USE AMENDMENT
ACADIA (WARD 9)
6 STREET SE AND ALDERWOOD PLACE SE
BYLAW 117D2017**

MAP 23S

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 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 February 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 117D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 716 Alderwood Place SE (Plan 764LK, Block 1, Lot 6) 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 117D2017.

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

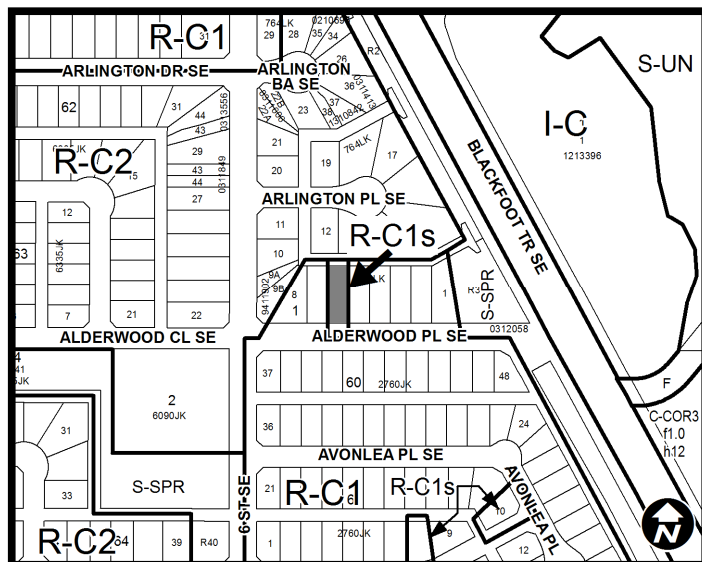
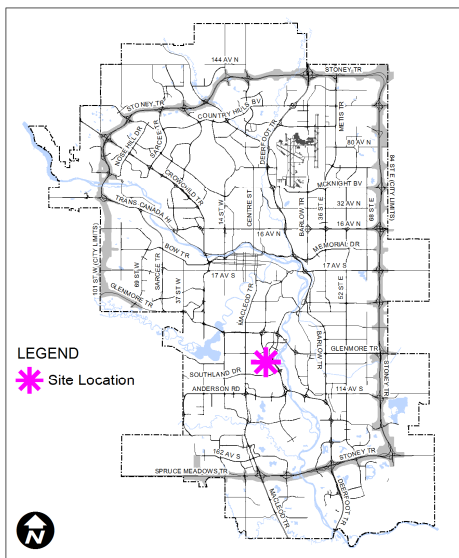
ATTACHMENT

1. Proposed Bylaw 117D2017
2. Public Submission

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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 0.06 hectares \pm (0.14 acres \pm) located at 716 Alderwood Place SE (Plan 764LK, Block 1, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 8 – 0

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Applicant:

Permit Masters

Landowner:

Ramona Meixner
Remy Paradis

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 43 metres in size and is developed with a one-storey single detached dwelling and a detached one-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

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

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 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. Until 2017 March 03, for a secondary suite, which is a permitted use that meets all of the rules within Land Use Bylaw 1P2007, a development permit is not required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan

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

Municipal Development Plan

The site is located within a “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 Alderwood Place SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within 200 metre walking distance of the site on 6 Street 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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a response from the Acadia Community Association that states that the Acadia Community Association has no objection to the application and fully supports the application.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Property maintenance issues;
- Removal of coniferous trees from property; and
- Lack of available on-street parking spaces.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application proposes the redesignation of a Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for a secondary suite. The subject site is located within the City of Calgary's southeast quadrant in the community of Acadia, south of Heritage Drive SE and west of Blackfoot Trail SE.

There are a variety of residential land uses surrounding the subject site including R-C1, R-C1s, R-C2, as well as the Special Purpose District of S-SPR. The site benefits from lane access and there is ample unregulated on street parking in the area.

The proposed R-C1s district allows for the development of secondary suites in addition to allowing a Single Detached Dwelling on a single parcel. R-C1s allows for one secondary suite per site. There are two forms of secondary suite can take:

- Secondary Suite as permitted use; or,
- Backyard Suite as discretionary use.

The subject site is large enough to accommodate a secondary suite as well as the required parking. The site measures 15.24m x 42.67m.

A redesignation from R-C1 to R-C1s is complimentary to the pattern of land use that exists. It is appropriate to the area and the development of a secondary suite will meet the intent of Land Use Bylaw 1P2007.