

**LAND USE AMENDMENT  
FAIRVIEW (WARD 9)  
FULLERTON ROAD SE AND FREDSON DRIVE SE  
BYLAW 265D2016**

**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 is not known to contain an illegal secondary suite, nor is the application 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)**

2016 August 25

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 265D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 50 Fullerton Road SE (Plan 3323HR, Block 13, Lot 17) 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 265D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two additional residential uses (secondary suite or backyard suite) which are compatible with and complementary to the existing low density 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 the Land Use Bylaw 1P2007 (LUB).

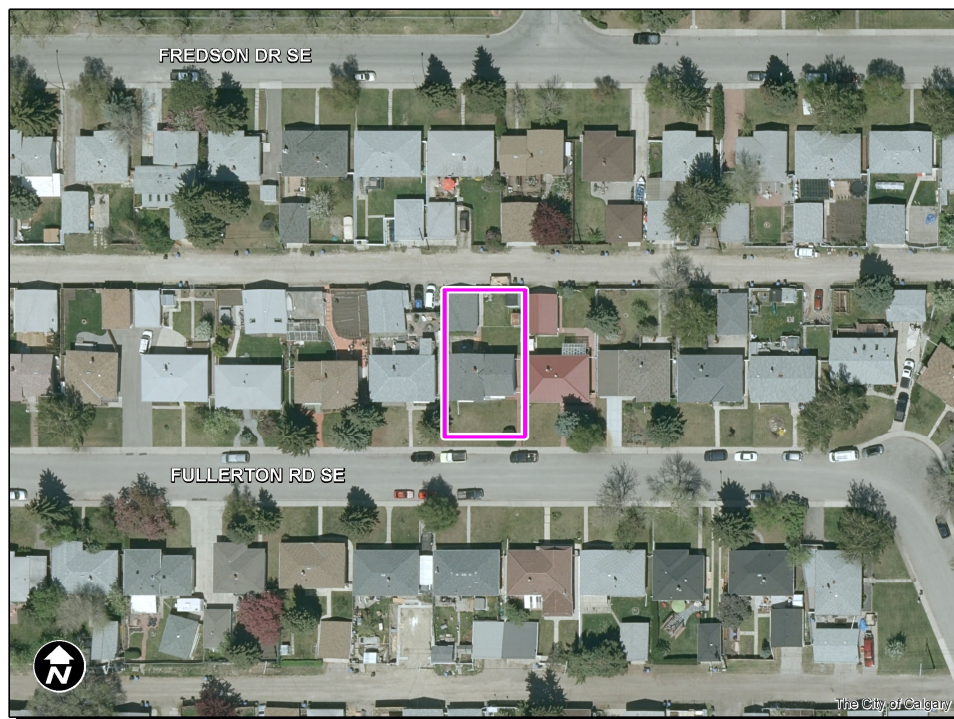
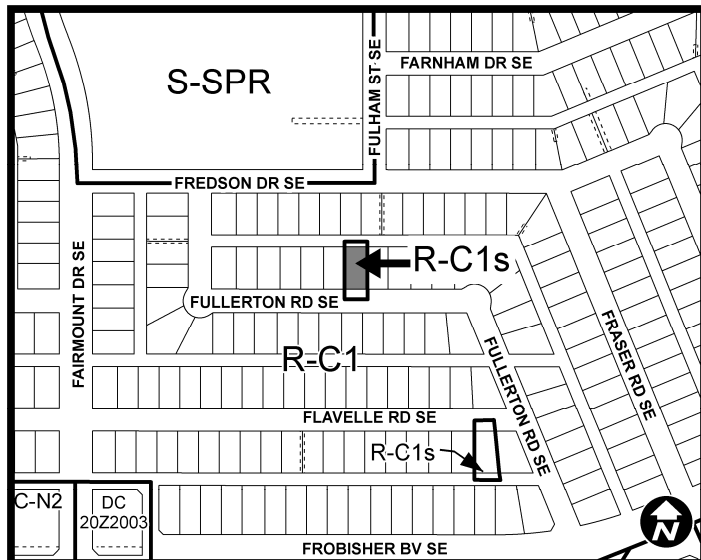
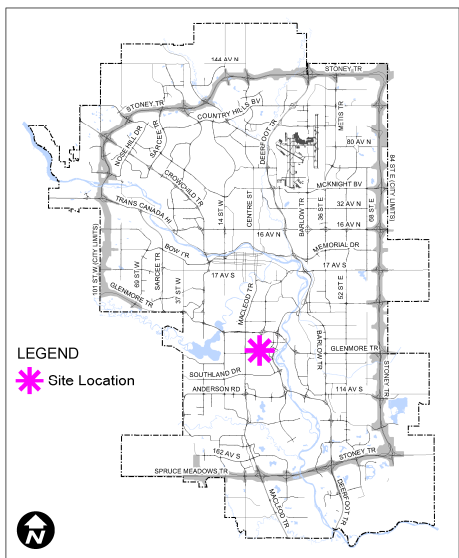
**ATTACHMENT**

1. Proposed Bylaw 265D2016
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 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 50 Fullerton Road SE (Plan 3323HR, Block 13, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

Reasons for Approval from Mr. Wright:

- There were seven secondary suite applications on the agenda, five of which were in established neighbourhoods. Of the five neighbourhoods, objections were raised in four. These objections included problems with parking, too much traffic, negative impact on infrastructure and loss of privacy. Such comments imply the increased problems are due to extra population. If each secondary suite contained two residents, the total increase in population would be ten people. However, these five neighbourhoods have experienced a net decrease of population totalling 7769 residents.

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**Applicant:**

Glen Wong

**Landowner:**

Glen Wong  
Laura Lundrigan

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Fairview, the 16.76 metre by 30.47 metre parcel is developed with a one storey single detached dwelling and a detached two-car garage accessed from the rear lane. Single detached dwellings exist to the north, south, east and west of the site. An S-SPR designated parcel containing the Fairmont Community Association, Le Roi Daniels Elementary School and Fairview Junior High School is located approximately 50 metres to the north.

The following table identifies the historic peak and current population of Fairview. The community's current population is 40 percent lower than in 1968, Fairview's peak population year.

<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 allows for an additional dwelling unit (either a permitted use secondary suite or a discretionary use backyard suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for one additional dwelling unit to be considered via the building permit and/or development permit process. The parcel conforms to all LUB minimum width, depth and area requirements.

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**LEGISLATION & POLICY**

*South Saskatchewan Regional Plan (2014)*

The parcel 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 (2009)*

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is available from Fullerton Road SE and the rear lane. The area is served by Calgary Transit bus service (Route 10) with the nearest bus stop located approximately 300 metres to the west. The Heritage LRT Station is approximately 1.6 kilometres to the west. On-street parking adjacent to the parcel 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.

**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**

Administration did not receive a response from the Fairview Community Association. Upon following up, the Community Association had no objection to the proposed land use amendment.

**Citizen Comments**

Administration did not receive any letters in response to this application.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The reasons for this application is the close proximity:

- 1) To transit – Route #10 is approximately ½ block away #39 - #410 – to Heritage Station.
- 2) To Shopping – Acadia Shopping Centre, Astral Plaza, Heritage Hill Plaza all within 1.0km approximately. Walmart – Save On – Safeway grocery stored within 1.5km.
- 3) To medical clinics at least 4 within 1.5km – Fairmount Medical Clinic, Acadia/Fairview Medical Clinic. Medicentre and Heritage Medical Clinic.
- 4) To schools – There is Le Roi Daniels Elementary, Fairview Junior High, Lord Beaverbrook High. With other schools in neighbourhood communities.
- 5) To Daycares – A2Z Daycare and After School Care. In this community, with Acadia Child Care.
- 6) To Rockyview Hospital which is only approx. 3km away.
- 7) To recreation centres – Fairview Community Centre is ½ block away. Acadia Athletic Centre and Acadia Aquatic & Fitness Centre, also Fairview Bowling.
- 8) To Churches – Fairview Baptist Church, Lutheran Church, St. Cecilia Church, Kingdom Hall.
- 9) To Police District #6 within 1km approx.

The reasons for approval:

- 1) Create higher density inner city living.
- 2) Very close to shopping, recreation facilities, grocery stores & other amenities.
- 3) My Dad lives on the main upper area. We wanted to develop the basement area to a secondary suite to generate income.