

LAND USE AMENDMENT  
FAIRVIEW (WARD 9)  
NORTH OF HERITAGE DRIVE SE AND EAST OF MACLEOD  
TRAIL SE  
BYLAW 210D2016

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 use. The site contains an existing single detached dwelling, without a Secondary Suite or a Backyard Suite at this time. The application was not 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)**

2016 July 14

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 210D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 125 Fairview Drive SE (Plan 2832HQ, Block 3, Lot 57) 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 210D2016

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a 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 Land Use Bylaw 1P2007 (LUB).

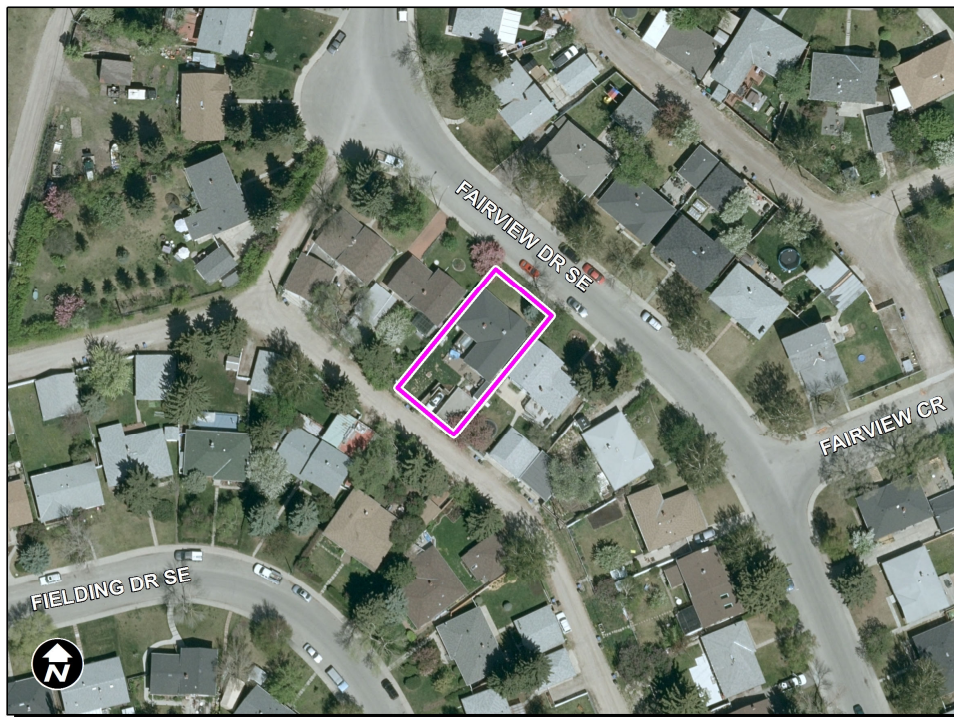
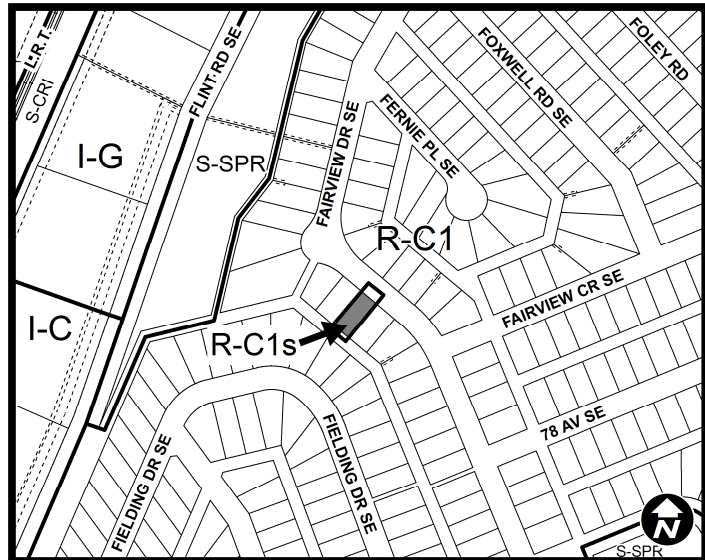
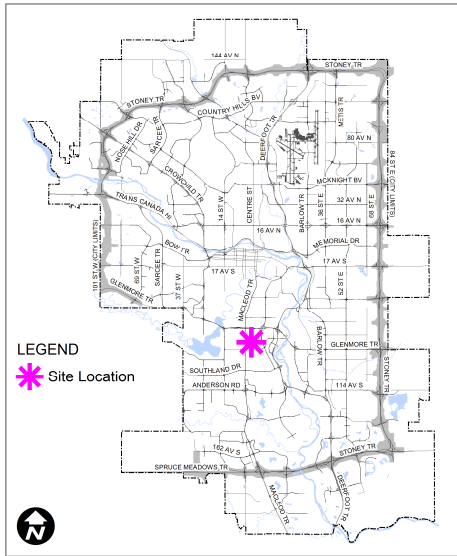
**ATTACHMENT**

1. Proposed Bylaw 210D2016

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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 ± (0.12 acres ±) located at 125 Fairview Drive SE (Plan 2832HQ, Block 3, Lot 57) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G. Morrow**

**Carried: 8 – 0**

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**Applicant:**

Calgary Aging in Place Cooperative

**Landowner:**

Lorilyn Wilson  
Phil Wilson

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in the southeast community of Fairview, in a low density R-C1 area, the parcel is approximately 15 metres by 32 metres in size. The parcel is developed with a one storey single detached dwelling and a detached one-vehicle garage accessed from the rear lane. There is also a one vehicle parking pad at the front of the property accessed from Fairview Drive SE. Single detached dwellings exist to the north, east, south, and west of the site.

<b>Fairview</b>	
Peak Population Year	1968
Peak Population	6,425
2015 Current Population	3,830
Difference in Population (Number)	-2,595
Difference in Population (Percent)	-40%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. The parcel conforms to all Land Use Bylaw 1P2007 minimum size and area rules. A development permit is not required if a Secondary Suite is proposed conforms to all Land Use Bylaw 1P2007 rules. In this situation, only a building permit is 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 (Approved by Council 2009)**

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

There is no local area plan in place for this area.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from Fairview Drive SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 500 metres walking distance on Fairmount Drive SE. The parcel is also within 1200 metres walking distance to the Heritage LRT Station. 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 received a letter of support from the Fairview Community Association. The letter is attached in APPENDIX II of this report.

### **Citizen Comments**

No comments were received by Administration.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Please accept this letter as an expression of interest to proceed with land use redesignation at 125 Fairview Dr. SE. The application is on behalf of Lori and Phil Wilson who currently own and reside at the residence.

At the present time, Lori and Phil are renting their basement to their son, however, they anticipate he will be finished university in the next few years and moving out on his own. Lori and Phil are looking for ways to replace the rental income they have received from their son so they can remain in the home that Phil grew up in and purchased from his parents. Phil hasn't been able to work for over two years due to a diagnosis of a serious illness. Their addition of a secondary suite will allow them remain in the home which is very dear to them. The property is currently well set up for a secondary suite with four entrances into the home and a parking pad off the alley. Lori and Phil intend to continue to occupy the home which they are so fond of once the suite approved and built.

The Calgary Aging in Place Cooperative is a not for profit cooperative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so. With the assistance of the Calgary Aging in Place Cooperative, Lori and Phil will be able to secure the funds for a suite renovation and will then liaise with a contractor through the cooperative to complete the project. The Calgary Aging in Place Cooperative will also help to source and screen a tenant for the suite, manage the tenant interactions and offer continued support to the homeowners.

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**APPENDIX II**

**LETTERS SUBMITTED**



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

June 16, 2016

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

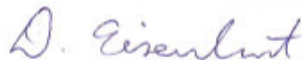
Attn: Sabrina Brar

Dear Sabrina,

This letter is in regards to the Land Use Amendment (File Number LOC2016-0104) by Phil Wilson at 125 Fairview Drive S.E. in our community of Fairview, proposing a change from R-C1 to R-C1s. The Fairview Community Association has been aware of this requested amendment for several months as the applicant and their representative organization, Calgary Aging in Place Cooperative, had approached our Board several months ago to explain their purpose and intentions with this LOC. As such, the Fairview Community Association is in support of this application so long as it abides by all of the standard regulatory rules.

I apologize for the lateness of this letter in regards to the comment deadline, but the Board did not formally meet until June 14th which was already after the deadline. If you have any further questions or concerns regarding this, please feel free to contact me at 403-454-8327 or by email, [president@fairviewcommunity.ca](mailto:president@fairviewcommunity.ca)

Sincerely,



David Eisenbart  
Acting President, Fairview Community Association

Email [office@fairviewcommunity.ca](mailto:office@fairviewcommunity.ca)  
Ph / Fax 403 252 5424  
[www.fairviewcommunity.ca](http://www.fairviewcommunity.ca)

S. Brar