

**LAND USE AMENDMENT  
FAIRVIEW (WARD 9)  
71 AVENUE SE AND BLACKFOOT TRAIL SE  
BYLAW 89D2016**

**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, which contains an existing Single Detached Dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and this 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**

2016 March 10

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 89D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 436 – 71 Avenue SE (Plan 1678HT, Block 25, Lot 2) 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 89D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and 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).

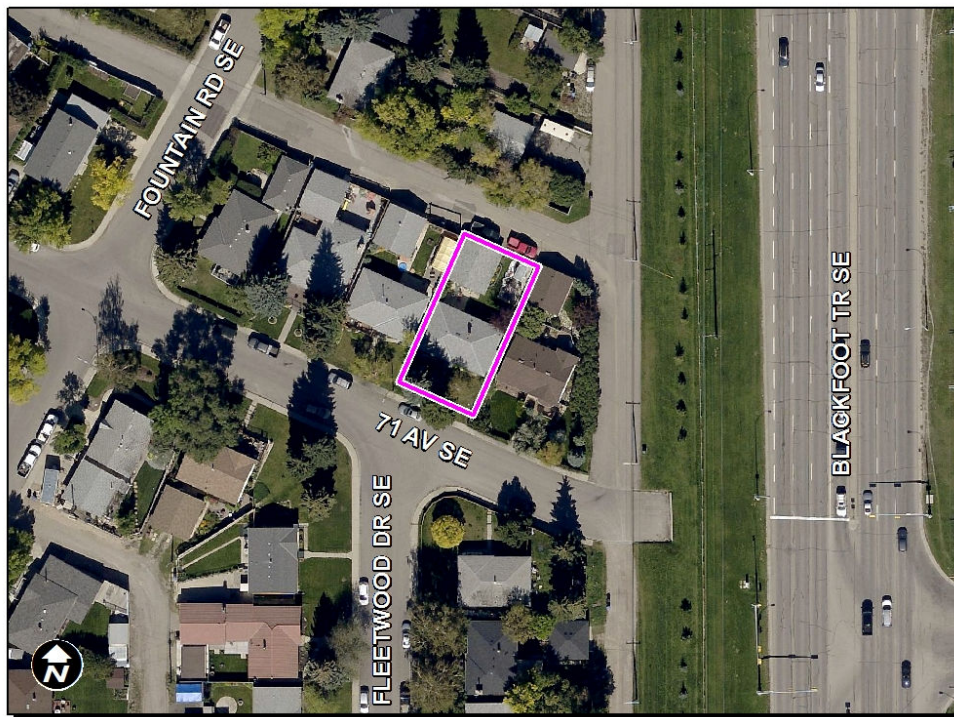
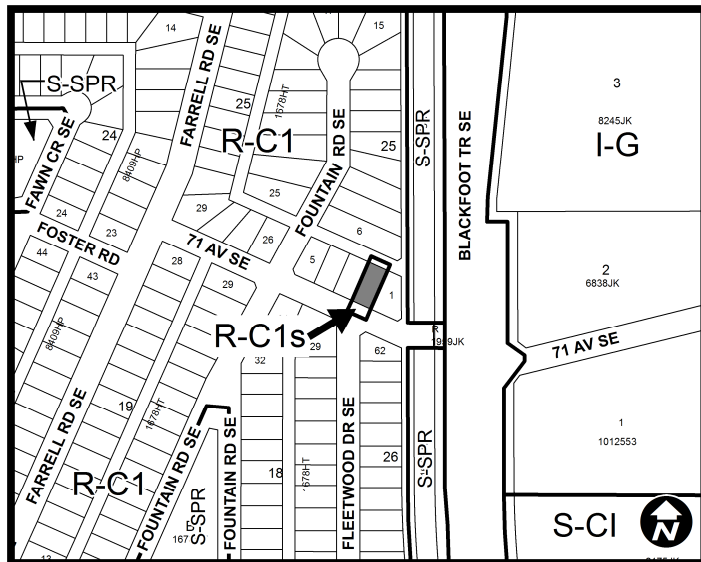
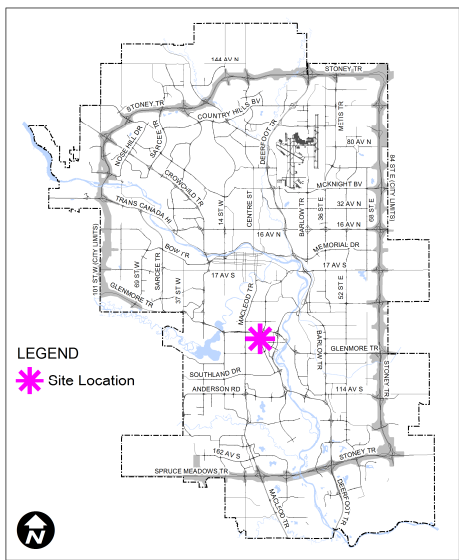
**ATTACHMENT**

1. Proposed Bylaw 89D2016

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LOCATION MAPS



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MAP 27S

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 436 – 71 Avenue SE (Plan 1678HT, Block 25, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 9 – 0**

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MAP 27S

**Applicant:**

Corey Champion

**Landowner:**

Corey Champion  
Warren Ellison

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Fairview, the site is approximately 15.24 metres by 30.48 metres in size and is developed with a one storey single detached dwelling and a detached single car garage that is accessed from the rear lane. Single detached dwellings exist to the east, south, and west of the site.

**LAND USE DISTRICTS**

The proposed R-C1s district allows for a secondary suite or a backyard suite on parcels that contain a single detached dwelling. 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 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 rules, a development permit is required if a backyard suite or a secondary suite that does not conform to all Land Use Bylaw 1P2007 rules is proposed to be developed on the site.

**LEGISLATION & POLICY**

**Municipal Development Plan (2009)**

The site is located within the “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 local area plan that includes this parcel.

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**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 71 Avenue SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 650 metre walking distance of the site on Fairmount Drive SE at Farrell Road SE. The subject site is approximately 1800 metres from the Chinook LRT Station. 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.

**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 matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter of no objection from the Fairview Community Association.  
(APPENDIX II)

**Citizen Comments**

No comments received.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

**My name is Corey Champion and I have put forth an application for Land Use Re-designation for the property located at 436 71 Avenue S.E.**

**One of the reasons for this application is with the economy and rental market we are currently faced with, I would like to help a family member with finding a safe, quality place to live.**

**My property is close to all the amenities including:**

- An elementary school, high school**
- Bus stops close-by**
- C-train station is close-by**
- There are parks and community rec-centres nearby**
- Dog walk beside the house**

**By redesignating this property this wil not only help me as a proprey owner by increasing the value of the property for resale and boost income to help pay down the morgage it will also help the community and the City of Calgary in the following ways:**

- Increases the places people can live and afford**
- Suites help maintain a community's population, with modest growth**
- This maximizes the use of existing infrastructure in the neighbourhood**
- Improves safe rental stock**
- Creates choice in Calgary's housing market, helping to attractand retain employees in Calgary**

**The property has the capacity and size to accommodate a secondary suite, as well as ample space in the backyard.**

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**APPENDIX II**

**COMMUNITY ASSOCIATION COMMENTS**



**Fairview Community Association**

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

February 10, 2016

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 LOC2015-0228) by Corey Champion at 436 71st 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 Mr. Champion to discuss his plans and intentions for this property and we have no concerns or opposition with the application at this time.

I apologize for the lateness of this letter in regards to the comment deadline, but the Board did not formally meet during the comment submission period. 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'.

David Eisenbart  
President, Fairview Community Association

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