

**LAND USE AMENDMENT  
ACADIA (WARD 9)  
96 AVENUE SE AND 2 STREET SE  
BYLAW 48D2016**

**MAP 22S**

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate a residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, to allow for a secondary suite. The site, which contains an existing Single Detached Dwelling, does not contain a secondary suite at this time, and 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 January 28

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 48D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 9616 – 2 Street SE (Plan 577JK, Block 44, Lot 13) 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 48D2016.

**REASON(S) FOR RECOMMENDATION:**

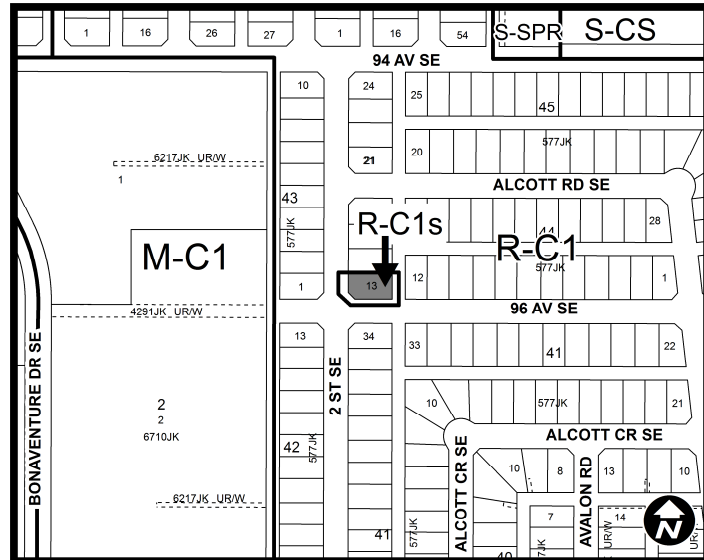
The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complimentary to the existing low density character of the community.

This proposal also conforms to the relevant policies of 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 48D2016

## MAP 22S

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by Bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 9616 – 2 Street SE (Plan 577JK, Block 44, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

Daniel Douglas

**Landowner:**

Daniel Douglas  
Claudia Douglas

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Acadia, the parcel is approximately 18 by 31 metres in size and is developed with a detached garage and parking pad accessed from the rear lane to the east. There are currently 4 existing parking stalls on the site. Single detached dwellings exist to the north, east, west, and south of the site. All adjacent parcels are designated R-C1.

**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 parcel meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations may be 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 a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 3.

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP) (2009)**

The subject parcel is located within the “Residential Developed – Established Area” area as identified on Map 1 in the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: Developed Residential Areas policies (Section 3.5.1), Neighbourhood Infill and Redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

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There is no local area plan for the community of Acadia.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the parcel is available from 96 Avenue SE, 2 Street SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 450 metres walking distance of the parcel on Southland Drive SE, 650 metres walking distance of the parcel on Macleod Train SE and 500 metres walking distance of the parcel on Fairmount Drive SE. The parcel is within 1200 metres walking distance of the Southland LRT Station. There are currently 4 parking stalls on the parcel. On-street parking adjacent to the parcel is not regulated.

**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 also be required depending on the type of secondary suite proposed. This aspect would be determined 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**

The application was circulated to the Acadia Community Association. There was no objection to the proposed land use amendment.

**Citizen Comments**

The application was circulated to the adjacent landowners and it was notice-posted. No comments were received by CPC Report submission date.

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**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am applying to rezone my property at 9616 2 Street SE in Calgary Alberta from RC1 to RC1s. My reasons for wanting to rezone the property are:

1. To allow me the maximum flexibility of the property I have as I believe rezoning the property will immediately add some value to the property and will allow me the ability to adjust the property at a later date to accommodate a secondary suite.
2. My father in law is getting older and I would like to begin planning the possible addition of a second suite either in the basement or by building a two storey garage with a car park on the bottom and an apartment on the top.
3. I have a corner lot with abundant street parking around the property as well as a parking pad in the backyard.
4. The addition of a secondary suite at a later date for either my father in law or another tenant to help alleviate some of the financial pressures of a young, growing family.
5. Rezoning the property is the first step. Once I have completed the rezone I will be able to explore my options for the property in a more serious manner. I will be able to start the planning both financially and in terms of design and building.