

**LAND USE AMENDMENT
ACADIA (WARD 9)
NORTH OF SOUTHLAND DRIVE SE AND EAST OF
BONAVENTURE DRIVE SE
BYLAW 77D2016**

MAP 22S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single 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 application was not submitted as a result of a complaint. There is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 February 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 77D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 9607 Fairmount Drive SE (Plan 577JK, Block 46, Lot 4) 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 77D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site.

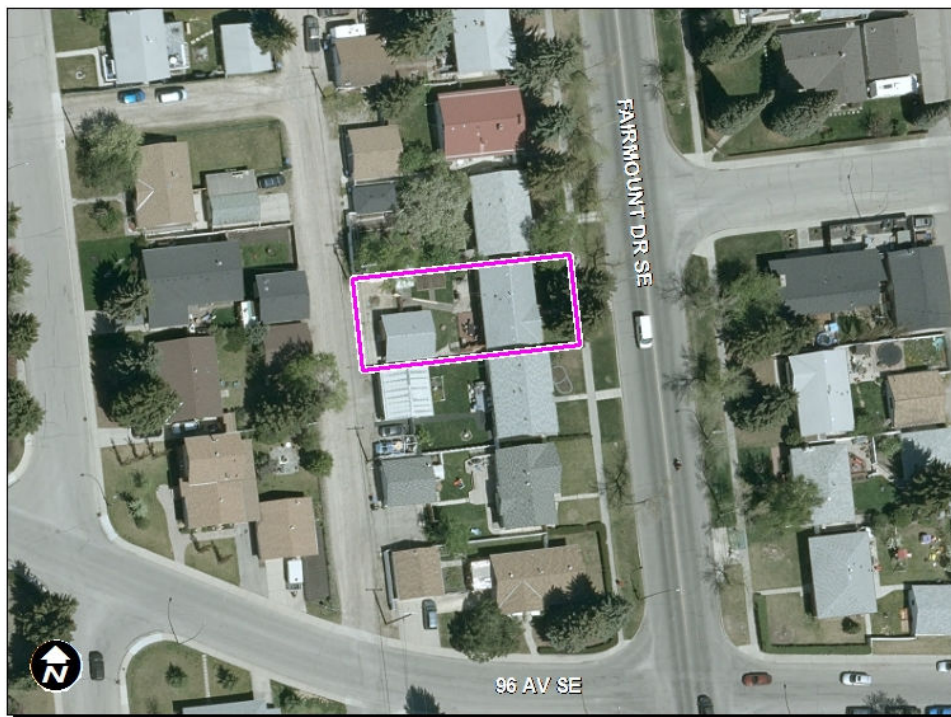
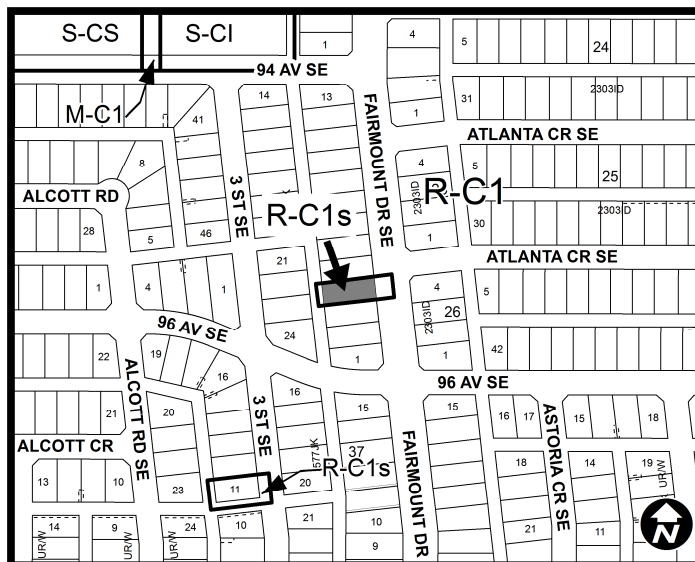
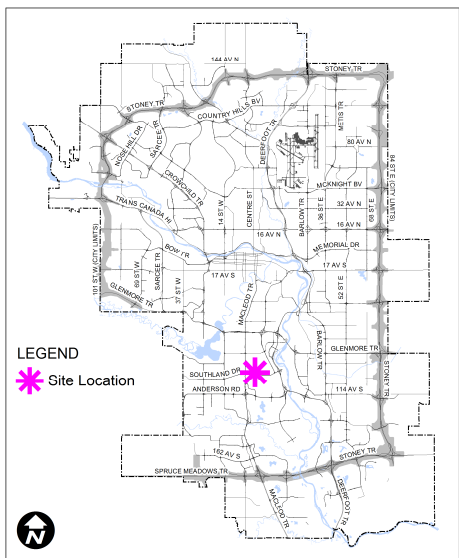
ATTACHMENT

1. Proposed Bylaw 77D2016

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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 (0.12 acres \pm) located at 9607 Fairmount Drive SE (Plan 577JK, Block 46, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 6 – 0

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Applicant:

Nathaniel James Birse

Landowner:

Nathaniel James Birse
Maigan Gissing

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 15 metres wide by 36 metres deep. The parcel is developed with a single detached dwelling with detached garage accessing the rear lane. Single detached dwellings exist to the north, south, east and west of the parcel.

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 single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site 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 the minimum parking requirement and the amenity space provisions. If any relaxation 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 an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: *Established Areas* policies (Section 3.5.3), *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

There is no local Area Plan for Acadia.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Fairmont Drive SE with vehicular access to the existing detached garage via the rear lane. The area is served by Calgary Transit with a bus stop located across the street from the property on Fairmont Drive SE. The number 10 bus routes stop at this location. Unrestricted on-street parking is permitted in the area.

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 depending on the type of a 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 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments: The Acadia Community Association provided No Objection to the application.

Citizen Comments: Administration received 1 letter in opposition to the application. Reasons stated for opposition are summarized as follows:

- The lot is not large enough;
- Building code concerns;
- Too many illegal suites in the area;
- Access to garbage and recycling trucks;
- Decrease of on-street parking availability; and
- Lack of upkeep on rental properties.

Public Meetings: no meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

In regards to our home (9607 Fairmount Drive SE). New city initiatives have inspired us with a new opportunity. Myself being a contractor / general contractor, we plan on building a legal basement suite in our existing home to help offset the cost of living. This being our first home, we bought into it on a low budget. Then, we started demo; after three and half years we have finally gotten ourselves to a point where we can afford to renovate the basement. With a baby on the way in June we hope to use this suite to bridge the income deficit we face with Maigan (my wife) going on maternity leave. With any luck we can possibly have it complete before the baby arrives.