

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015**

MAP 27S

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 subject site 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2015 July 16

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 132D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 7539 Fountain Road SE (Plan 1678HT, Block 19, Lot 5) 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 132D2015.

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.

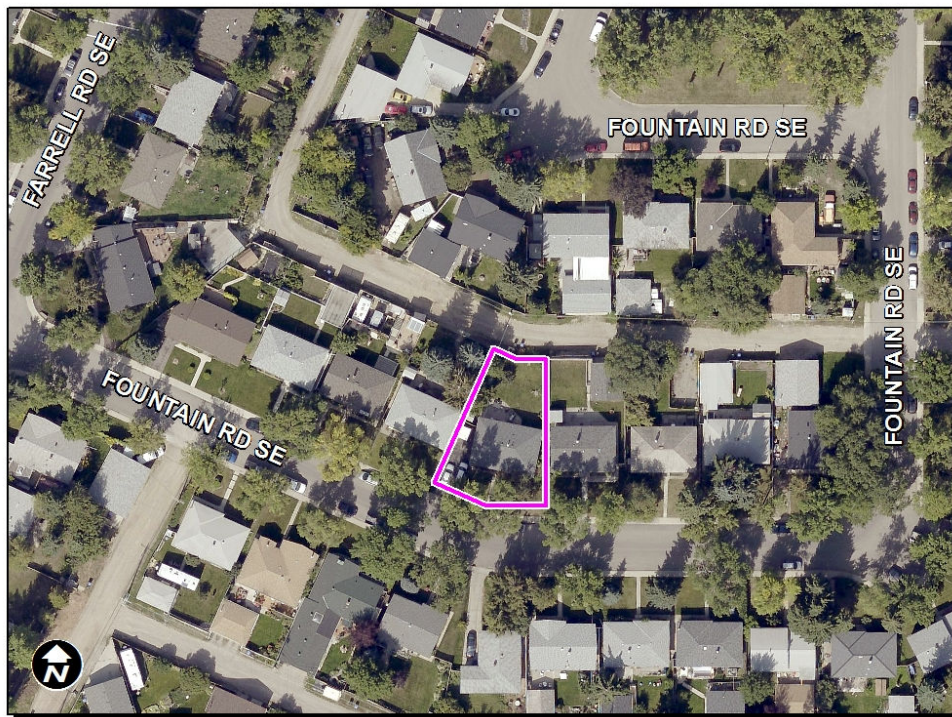
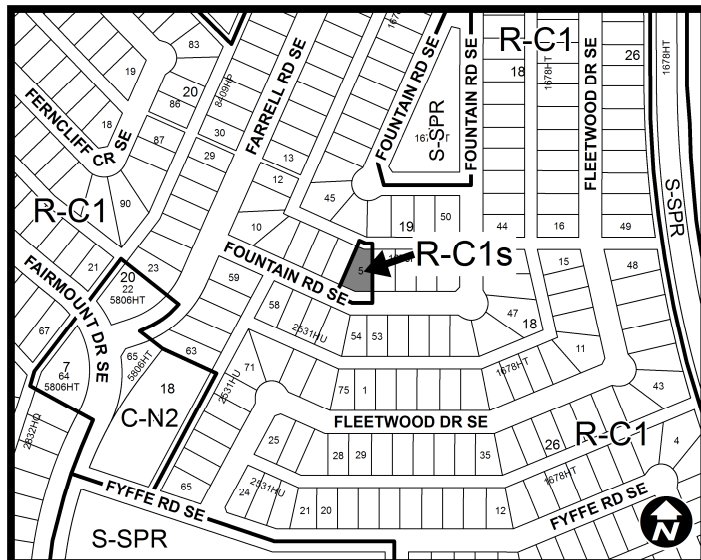
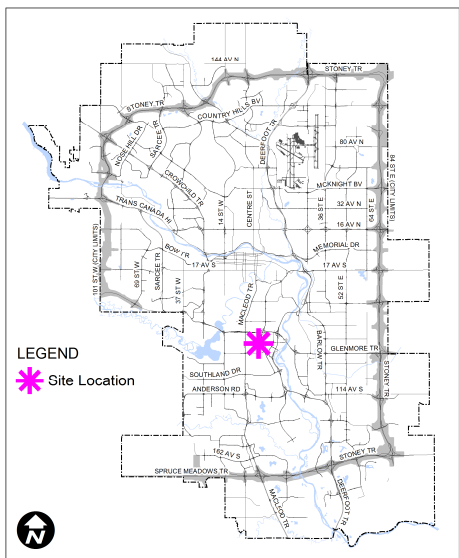
ATTACHMENTS

1. Proposed Bylaw 132D2015
2. **Public Submission**

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015

MAP 27S

LOCATION MAPS



LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015

MAP 27S

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 7539 Fountain Road SE (Plan 1678HT, Block 19, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Lockwood

Carried: 9 – 0

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015

MAP 27S

Applicant:

Permit Masters

Landowner:

Jessica Levson

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015

MAP 27S

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Fairview, the site is approximately 24 metres wide at the front and 30 metres deep. The parcel is developed with a single detached dwelling with a front driveway, accessed from the street. Single detached dwellings exist to the north, south, east and west of the parcel. A lane exists to the rear of the parcel. The detached dwelling does not contain an existing secondary suite.

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) and 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 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 Fairview.

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015

MAP 27S

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Fountain Road SE. The area is served by Calgary Transit with a Primary Transit Network bus stop located 270 metres walking distance from the site along Fairmount Drive SE. The number 10 bus route serves 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: no comments were received

Citizen Comments: Administration received 1 letter in opposition to the application. The reasons stated for opposition included increase in traffic and decrease of on-street parking availability.

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

**LAND USE AMENDMENT
FAIRVIEW (WARD 9)
BLACKFOOT TRAIL SE AND FOUNTAIN RD SE
BYLAW 132D2015**

MAP 27S

APPENDIX I

APPLICANT'S SUBMISSION

This land use amendment proposal is to redesignate the subject site located at 7539 Fountain Rd SE from Residential – Contextual One Dwelling District (R-C1) to Residential – Contextual One Dwelling District (R-C1s) to allow for a secondary suite. The new zoning is appropriate and compliments adjacent properties designated R-C1, R-C1s and R-C2. A land use redesignation to accommodate a secondary suite will not be the first of its kind in the area.

Reasons for Approval

- A secondary suite is supported by the MDP by encouraging multi-family residential homes in Established Areas.
- There is unobstructed street parking and onsite parking for the property.
- Transit access to the site is available 7 days a week and services by route 10 Dalhouse/Southcentre.
- This route can be used to access the Heritage LRT station.